










**EV337**
**Empuriabrava**
**2500000 EUR**


								
314 m <sup>2</sup>	778 m <sup>2</sup>	4	4	✓	✓	1	1	22.00 m

**EMPURIABRAVA:** Luxury property on the wide canal located in a port with an exceptional view, facing south and with two boat moorings. This sublime villa of 314 m<sup>2</sup> on a plot of 778 m<sup>2</sup> is composed of a beautiful spacious and bright living room, three bedrooms and three bathrooms on one level and a garage. Upstairs is a parental suite. On the canal side, there is a swimming pool and a beautiful hacienda-type terrace and two moorings. A must see !

### Key characteristics:

- Within walking distance to the beach
- Private garden
- American fully equipped kitchen
- Perfect condition
- Partly furnished

### Environment:

Beautifully located, Quiet neighbourhood, Close to the sea, Close to the beach, Close to nature park, Close to town centre

### View:

Canal / River view

**Features - Outside:**

Double glazed windows, Exterior kitchen, Fenced yard, Large bay windows, Terrace with awning

**Rooms:**

bedrooms

4 bathrooms

1 living rooms

1 dining rooms

1 storage rooms

Mooring for motorboat with height above waterline < 2,80 m

Length

22.00 m

Width

4.00 m

Depth

2.00 m

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Mooring for motorboat with height above waterline < 2,80 m

Length

10.00 m

Depth

2.00 m

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