

EV348
Empuriabrava
1495000 EUR


								
301 m ²	1080 m ²	4	3	✓	✓	1	3	24.00 m

EMPURIABRAVA : Magnificent property with a wide canal and south facing with a 25 m mooring. This house has an area of 301 m² located on a plot of 1080m². In the entrance you will find a private courtyard for several vehicles and a private rig. On the ground floor is the living room and the fully equipped American kitchen, two bedrooms and two bathrooms. Upstairs are two bedrooms, a bathroom and a balcony with a beautiful view of the whole is also present. On the canal side, there is a beautiful wooded plot and a swimming pool.

Key characteristics:

- Investment property
- Private garden
- American fully equipped kitchen
- Perfect condition

Environment:

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

View:

Canal / River view, Terrace / Swimming pool view

Features - Outside:

Automatic garage door, Double glazed windows, Exterior barbecue, Exterior shower, Intercom, Large balcony, Large bay windows

Rooms:

bedrooms

3 bathrooms

1 extra toilets

1 living/dining rooms

1 storage rooms

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

Length

24.00 m

Width

4.00 m

Depth

2.00 m

ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Consumo de energía kWh/m² año	Emisiones kg CO ₂ /m² año
A	más eficiente		
B			
C			
D			
E			
F			
G	menos eficiente		