

**EV354**
**Empuriabrava**
**450000 EUR**

 83 m<sup>2</sup>

 202 m<sup>2</sup>


3



1



✓



✓



1



24.00 m

**EMPURIABRAVA:** Beautiful house on a corner lot with two moorings. Exceptional location! This single storey house has three bedrooms (one small), a bathroom, a kitchen and living room, dining room opening onto a large terrace with swimming pool and corner pontoon giving access to the two moorings with a total of 24 meters. Laundry room and parking space in front of the house. Ideal for the holidays because low maintenance! Unique situation to discover!

### Key characteristics:

- Exclusive property
- Private garden
- Basic kitchen
- Good condition
- Partly furnished

### Environment:

Beautifully located, Quiet neighbourhood, Close to shopping area

### View:

Canal / River view

**Rooms:**

bedrooms

1 bathrooms

1 living rooms

1 dining rooms

1 laundry rooms

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

Length

24.00 m

Width

3.00 m

Depth

2.00 m

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