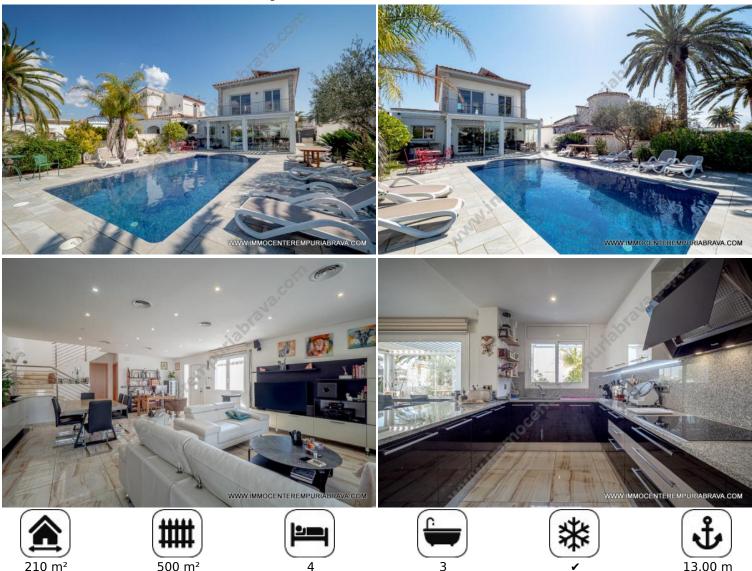


Empuriabrava

960000 EUR



EMPURIABRAVA: Superb villa with wide canal. this villa built in 2015 has a plot of 500 m2 with a mooring of 13 meters. It consists on the ground floor of a beautiful and large living room with fully equipped American kitchen with a back kitchen, a bedroom with bathroom and laundry room. Upstairs, the house offers three bedrooms, one of which is a suite, as well as a new bathroom to serve the other two bedrooms. The house has lots of insulation, air conditioning through ducts, 12 photovoltaic panels and 2 solar panels for the production of hot water, thermostat, bioclimatic veranda, heated swimming pool with heat pump.

Key characteristics:

EV365

New or recent construction, Investment property Private garden American fully equipped kitchen Perfect condition Partly furnished **Environment:** Beautifully located, Quiet neighbourhood, Residential zone, Close to the sea, Close to the beach, Close to nature park

View:

Canal / River view, Landscape & mountain view, Terrace / Swimming pool view

Features - General:

Solar panels

Features - Inside:

Breakfast bar, En suite bathroom

Features - Outside:

Double glazed windows, Fenced yard, Garden shed, Heated swimming pool, Large balcony, Large bay windows

Rooms:

bedrooms

- 3 bathrooms
- 1 ensuite bathrooms
- 1 living/dining rooms
- 1 laundry rooms

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

Length

13.00 m

Width

4.00 m

Depth

2.00 m

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energia KMIt Anti año	Emisienes kg:D0 ₂ /m² año
A más eficiente		
В		
C		17
D	102	
E		
F		
G menos eficiente		