

**EV389**
**Empuriabrava**
**850000 EUR**


							
142 m <sup>2</sup>	502 m <sup>2</sup>	5	3	✓	✓	2	12.50 m

Superb house completely renovated located at the canal.

In the entrance is parking for several vehicles, then you will find a relaxation area facing south with swimming pool, and, a covered terrace.

There is also a passage on the left side to access the canal.

On the canal side is a pretty terrace with access to the mooring of 12.5 meters, and vegetation such as fruit trees.

On the ground floor is the living room with fitted kitchen, 3 bedrooms including two suites, an office that can be converted into an additional bedroom, and, a laundry room.

Upstairs is an independent studio with bathroom.

Strong points: new electricity, reversible air conditioning, pellet stove, electric shutters, and, double glazing.

**Key characteristics:**

- Exclusive property, Investment property
- Private garden
- American fully equipped kitchen
- Recently renovated
- Partly furnished
- Separate guest apartment

**Environment:**

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

**View:**

Canal / River view

**Features - Inside:**

Electric shutters

**Features - Outside:**

Automatic gate, Automatic watering system, Double glazed windows

**Rooms:**

- bedrooms
- 3 bathrooms
- 3 ensuite bathrooms
- 1 extra toilets
- 1 living/dining rooms
- 1 office rooms
- 1 laundry rooms
- Exterior storage room exterior storage rooms
- Length
- 12.50 m
- Width
- 4.00 m

