

EV390
Empuriabrava
2995000 EUR

 330 m²

 1070 m²


5



5



✓, ✓



✓



22.50 m

Detached house located in the heart of Empuriabrava. In Mediterranean style, it is located on a large plot of 1070 m² on the Llobregat canal. Its constructed area is 329.29 m² and it has 5 double bedrooms, all suites, a magnificent living room with a beautiful central fireplace and a warm dining room with a large open American kitchen in its entirety. Note that the canal is located south of the house, which allows the house to fully focus on the best possible orientation to enjoy the sun all year round.

In addition, the house has parking, laundry room and several dressing rooms. The house has underfloor heating and an aerothermal system and central air conditioning, which allows the house to be heated all year round depending on the season. The garden is arranged on two different levels: the highest opens directly onto the living room and the kitchen and allows to blur the space between the inside and the outside by having large windows flush with the ground. The lower terrace is the pool and a relaxation area with kitchen and outdoor bar.

The windows are all made of aluminum with thermal break and argon inside the chamber, which allows for better thermal performance.

The garden is practically entirely tiled and has a covered pergola. With a very neat landscaping, it offers privacy from the canal and the surrounding houses. The house also has a superior bedroom with private solarium overlooking the canal.

Key characteristics:

- New or recent construction, Exclusive property, Investment property
- Private garden
- New construction
- Fully furnished

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

Features - General:

- Alarm system

Features - Outside:

- Automatic garage door, Automatic gate, Automatic watering system, Double glazed windows, Garden lighting system, Large bay windows, Pergola

Rooms:

- bedrooms
- 5 bathrooms
- 1 living/dining rooms
- Length
- 22.50 m
- Width
- 4.00 m

