

EV391
Empuriabrava
1380000 EUR

 258 m²

 500 m²


4



5



✓



✓



3



12.50 m

This sublime villa will seduce you with its location, its services, and, its layout.

In the entrance is a private courtyard for several vehicles.

On one level you will find a suite with bathroom entering on the left, on the right is a saddler / laundry room, and, the garage.

An independent toilet is also present.

Upstairs is 3 suites with private bathroom, and, an office area that can be converted into a 5th bedroom.

Then there is a beautiful living room with fully equipped kitchen, with access to the outside canal side with heated infinity pool, a relaxation area with bioclimatic pergola, vegetation, and, a mooring of 12.50 meters.

There is also an outdoor shower.

This exceptional property will charm you with its standing, and, the quality of its construction.

Located on one of the first canals, you will be in 5 minutes by sea by boat, and, you can get to the city center, and, to the beach on foot!

The most: reversible ducted air conditioning, gas fireplace, bioclimatic pergola, pool heat pump, plenty of storage.

Key characteristics:

Within walking distance to the beach, Exclusive property, 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, Close to park, Close to town centre

View:

Canal / River view

Features - General:

Alarm system, Video surveillance, Solar panels

Features - Inside:

Crawlspace, Electric shutters

Features - Outside:

Automatic watering system, Double glazed windows, Exterior shower, Fenced yard, Large bay windows, Infinity pool, Pool with salt treatment

Rooms:

bedrooms

5 bathrooms

4 ensuite bathrooms

1 extra toilets

1 living/dining rooms

1 laundry rooms

1 storage rooms

Private exterior storage room exterior storage rooms

Length

12.50 m

Width

3.00 m



ESCALA DE LA CALIFICACIÓN ENERGÉTICA

Consumo de energía
kWh/m² año

Emisiones
kg CO₂/m² año

A más eficiente		
B		
C		
D		
E		
F		
G menos eficiente		