










**EV395**
**Empuriabrava**
**1399000 EUR**


								
242 m <sup>2</sup>	540 m <sup>2</sup>	4	3	✓	✓	1	1	12.50 m

Magnificent luxury house located on the wide canal facing south.

This villa built in 2016 with a surface area of 242 m<sup>2</sup> located on a plot of 540 m<sup>2</sup> will seduce you with its services, and its environment.

In the entrance you will find a garden area, and a private courtyard for your vehicle.

Then on the ground floor is a beautiful living room with equipped American kitchen, a bedroom, a shower room and a garage.

Upstairs are 3 bedrooms (including a master suite with dressing room and shower room, and an additional shower room.

On the canal side there is a garden with swimming pool, a 12.50 metre mooring, and a private port!

### Key characteristics:

Exclusive property, Investment property

Private garden

American fully equipped kitchen

Perfect condition

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 - Inside:**

Electric shutters

**Features - Outside:**

Automatic garage door, Automatic gate, Automatic watering system, Double glazed windows, Large bay windows

**Rooms:**

bedrooms

3 bathrooms

1 ensuite bathrooms

1 living/dining rooms

Mooring for sailboat or motorboat with height above waterline  $\geq 2,80$  m

Length

12.50 m

Width

4.00 m

,

Length

8.00 m

Width

3.50 m

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