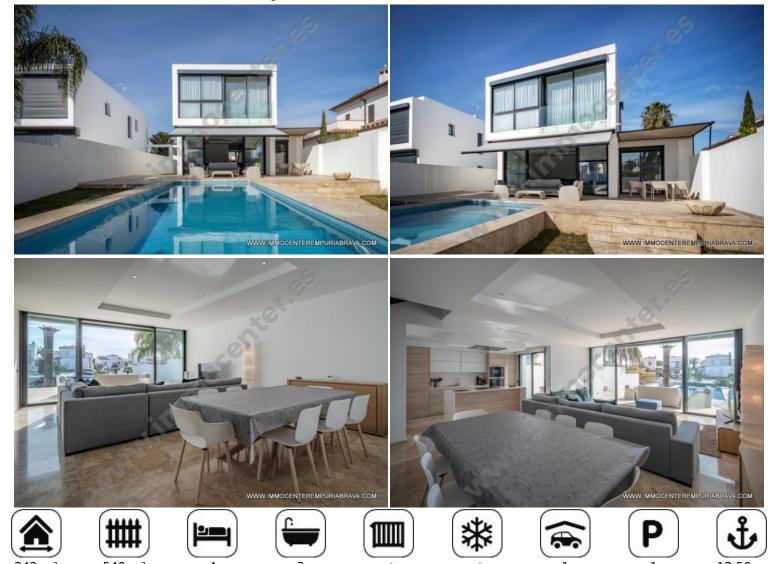


**EV395** 

# **Empuriabrava**

1399000 EUR



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

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 ≥ 2,80 m Length 12.50 m Width 4.00 m Length 8.00 m Width 3.50 m

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# **Rooms:**

bedrooms

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1 ensuite bathrooms

1 living/dining rooms

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Width

4.00 m

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8.00 m

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