







**EH175**
**Empuriabrava**
**469000 EUR**


							
112 m <sup>2</sup>	3	3	✓, ✓	✓	2	1	9.50 m

Pretty renovated fisherman's house with mooring of 9.50 meters x 4.50 meters located before the bridges, and, a few steps from the beach in a quiet and residential area.

This property is composed of a parking space in front of the garage as well as a terrace on the street side.

In the basement there is a large garage with a shower room, and direct access to the jetty.

On one level is the living room which opens onto a terrace, the fully equipped kitchen, and a separate toilet.

Upstairs are three bedrooms, one of which is en-suite, and an additional shower room.

Finally, the roof is converted into a solarium!

Extras: Double glazing, reversible air conditioning, gas central heating

### Key characteristics:

Within walking distance to the beach, Exclusive property, Investment property

American fully equipped kitchen

Very good condition

Partly 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:**

Basement / Cellar

**Rooms:**

bedrooms

3 bathrooms

1 ensuite bathrooms

1 extra toilets

1 living/dining rooms

1 laundry rooms

Mooring for sailboat or motorboat with height above waterline ≥ 2,80 m

Length

9.50 m

Width

4.50 m

