

**CBR5500**
**Empuriabrava**
**380000 EUR**

 147 m<sup>2</sup>

2

1

 15 m<sup>2</sup>

Dual-aspect located on the top floor of a small building, about 150m from the beach and the center with a view of the canals and the sea. You will feel like on a boat with the view of the water on both sides. The apartment of 87 sqm was renovated in 2017. It is distributed in 2 bedrooms, 1 bathroom with toilet, 1 fully equipped open kitchen, a dining room / living room opening onto a large terrace of 15sqm, private access to the roof terrace of 55sqm from which you have a breathtaking view of the bay of Roses and the marina of Empuriabrava. The terrace overlooking the living room can be used all year round because it closes with double-glazed accordion windows. The roof terrace has not been exploited, free to your imagination to install a summer kitchen, an area for sunbathing and enjoying the sun all year round. Benefits: air conditioning in all rooms, double glazed windows, TV in all rooms, closed garage in the basement of 60sqm with a large parking space in front, sold partially furnished. Annual fees: Property tax= 572€, Rubbish tax= 245€, Community tax= 450€ Option of 20x6m mooring with storage room - ref TH24105 :

<https://www.thalassaimmo.com/fr/ventes/amarrage/th24105>

**Belangrijkste kenmerken:**

Recentelijk gerenoveerd

Volledig gemeubileerd

**Entorno:**

**Bekeken:**

Uitzicht op zee, Uitzicht op kanaal / rivier, Landschap & bergzicht

**Kenmerken - Algemeen:****Kenmerken - Interieur:****Kenmerken - Buitenkant:****Kamers:**

slaapzalen

1 badkamer

1 extra toiletten