



**EH142**
**Empuriabrava**
**320000 EUR**


								
72 m <sup>2</sup>	93 m <sup>2</sup>	3	2	✓	✓	35 m <sup>2</sup>	1	8.00 m

Fisherman's house with mooring 8x3m very well located in a quiet neighborhood, close to the city center, less than 1 km from the beach and the natural park. On the street side, you will find a private parking for a car and a storage room. On the ground floor, you will discover a beautiful living room with a fully equipped kitchenette and a separate toilet. Outside you will discover a pleasant terrace with a south exposure facing the canal with direct access to the mooring. On the first floor, there are 2 bedrooms and a bathroom. The second floor consists of a room with access to a solarium with magnificent views of the canal.

### Key characteristics:

- Within walking distance to the beach
- Private garden
- American fully equipped kitchen
- Perfect condition

### Environment:

Beautifully located, Quiet neighbourhood, Close to the sea, Close to the beach, Close to nature park, Close to town centre, Urban area

### View:

Canal / River view

Features - Outside:

Exterior shower

Rooms:

bedrooms

2 bathrooms

1 living/dining rooms

1 storage rooms

Mooring for motorboat with height above waterline < 2,80 m

Length

8.00 m

Width

3.00 m

Depth

2.00 m

