

**EV307**
**Empuriabrava**
**580000 EUR**

 133 m<sup>2</sup>

 349 m<sup>2</sup>


3



2



8.50 m

Villa of a single level located on a plot of 349 m<sup>2</sup>, consisting of living room with fireplace, kitchen, three bedrooms, two bathrooms, garage and a porch. In the exterior of the villa you can enjoy the pool of 7 x3 meters and the access to the mooring.

### Key characteristics:

Within walking distance to the beach

American fully equipped kitchen

Perfect condition

### Environment:

Beautifully located, Quiet neighbourhood

### View:

Canal / River view

### Rooms:

bedrooms

2 bathrooms

1 ensuite bathrooms

1 living/dining rooms

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

Length

8.50 m

Width

3.00 m

Depth

2.00 m

,

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

Length

6.50 m

Width

3.00 m

Depth

2.00 m

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ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Consumo de energía kWh/m² año	Emissiones kg CO <sub>2</sub> /m² año
A	más eficiente		
B			
C			
D			
E			
F			
G	menos eficiente		

PENDING