

**EV311**
**Empuriabrava**
**799000 EUR**


								
200 m <sup>2</sup>	595 m <sup>2</sup>	4	3	✓, ✓	✓	2	3	15.50 m

Villa located on a plot of 595 m<sup>2</sup> with a mooring of 15.50 meters. At the entrance you will find 3 private parking spaces and a passage on the left side of the villa (ideal for gardener or piscinist). The ground floor has an area of 94.50 m<sup>2</sup> and consists of a beautiful living room with fully equipped kitchenette, a bedroom, a bathroom and a pantry-laundry. From the side to the canal you will discover a covered terrace with the possibility of closing it with a glass accordion. Below is a magnificent pool with salt treatment and heat pump. It also has a large garage for two cars. On the first floor you will find three double bedrooms, one with en suite bathroom and a magnificent terrace overlooking the canal and dressing room, there is also a separate bathroom located on the first floor.

Private garden

American fully equipped kitchen

Perfect condition

Partly furnished

#### **Environment:**

Beautifully located, Quiet neighbourhood, Close to nature park, Close to shopping area

#### **View:**

Canal / River view

Features - Outside:

Double glazed windows

Rooms:

bedrooms

3 bathrooms

1 ensuite bathrooms

1 living/dining rooms

1 laundry rooms

1 storage rooms

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

Length

15.50 m

Width

4.00 m

Depth

2.00 m

