

**EV343**
**Empuriabrava**
**1399000 EUR**


								
190 m <sup>2</sup>	843 m <sup>2</sup>	4	3	✓	✓	2	2	22.00 m

**EMPURIABRAVA :** Elegant single storey house with 23 meters of mooring on the main canal. The house is composed of three bedrooms with their respective bathrooms, a laundry room and an independent studio, the living room with open kitchen opens onto a beautiful garden and partially covered terrace with a lot of privacy. The pool is heated so you can enjoy it all year round. Large garage for two vehicles, private parking spaces for two vehicles, double glazing, air conditioning, alarm, outdoor shower. There is also a project to make a new modern construction and the town hall permit is paid.

### Key characteristics:

- Investment property
- Private garden
- Fully equipped kitchen
- Good condition
- Partly furnished
- Separate guest apartment

### Environment:

- Beautifully located, Quiet neighbourhood

**View:**

Canal / River view, Terrace / Swimming pool view

**Features - General:**

Alarm system

**Features - Inside:**

Breakfast bar

**Features - Outside:**

Carport, Double glazed windows, Exterior shower, Fenced yard, Heated swimming pool

**Rooms:**

bedrooms

3 bathrooms

1 living/dining rooms

1 laundry rooms

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

Length

22.00 m

Width

4.00 m

Depth

2.00 m

