

**EV345**
**Empuriabrava**
**1100000 EUR**

 228 m<sup>2</sup>

 751 m<sup>2</sup>


4



2



✓



1



17.50 m

**EMPURIABRAVA :** Charming single storey villa on the large canal. The house offers a beautiful plot of 751 m<sup>2</sup> with 16.5 meters of mooring, a covered terrace and a swimming pool. It consists of four bedrooms, two bathrooms, a superb living room with American kitchen. The advantages: centralized air conditioning, double glazing and complete insulation.

### Key characteristics:

- Exclusive property
- Private garden
- American fully equipped kitchen
- Recently renovated
- Partly furnished

### Environment:

Beautifully located, Quiet neighbourhood, Residential zone, Close to shopping area

### View:

Canal / River view, Garden / Park view, Landscape view, Landscape & mountain view

### Features - Inside:

Electric shutters, Fireplace insert

**Features - Outside:**

Automatic garage door, Exterior barbecue

**Rooms:**

bedrooms

2 bathrooms

1 living rooms

1 dining rooms

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

Length

17.50 m

Width

4.00 m

Depth

2.00 m

