

**EV348**
**Empuriabrava**
**1495000 EUR**


								
301 m <sup>2</sup>	1080 m <sup>2</sup>	4	3	✓	✓	1	3	24.00 m

**EMPURIABRAVA :** Magnificent property with a wide canal and south facing with a 25 m mooring. This house has an area of 301 m<sup>2</sup> located on a plot of 1080m<sup>2</sup>. In the entrance you will find a private courtyard for several vehicles and a private rig. On the ground floor is the living room and the fully equipped American kitchen, two bedrooms and two bathrooms. Upstairs are two bedrooms, a bathroom and a balcony with a beautiful view of the whole is also present. On the canal side, there is a beautiful wooded plot and a swimming pool.

### **Key characteristics:**

- Investment property
- Private garden
- American fully equipped kitchen
- Perfect condition

### **Environment:**

Beautifully located, Quiet neighbourhood, Residential zone, Close to the sea, Close to the beach, Close to nature park, Close to town centre

### **View:**

Canal / River view, Terrace / Swimming pool view

**Features - Outside:**

Automatic garage door, Double glazed windows, Exterior barbecue, Exterior shower, Intercom, Large balcony, Large bay windows

**Rooms:**

bedrooms

3 bathrooms

1 extra toilets

1 living/dining rooms

1 storage rooms

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

Length

24.00 m

Width

4.00 m

Depth

2.00 m

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		