

**EV367**
**Empuriabrava**
**620000 EUR**

 171 m<sup>2</sup>

 249 m<sup>2</sup>


4



2



✓, ✓



✓



2



10.50 m

**EMPURIABRAVA:** This beautiful villa, on a canal of Empuriabrava, in one of its ports, very well located on the side of the nature reserve, 10 minutes walk from the Rubina beach and 10 minutes walk from the city center. It has been renovated with great taste and with quality materials. On the ground floor we find the living / dining room, an open kitchen and a bathroom with shower. From there, there is access to a covered terrace and an 11m mooring on the port. It is also accessed from the outside by the terrace on the pool side. Upstairs, a bathroom, a separate toilet, 4 double bedrooms, 2 of which have a mezzanine. Each room has a terrace and a nice view, either pool side or port side. Extras: Double-glazed aluminum windows, reversible air conditioning in all rooms and central heating, heated swimming pool and counter-current swimming, awnings on the pool side and on the port side, mooring with great ease of maneuvering, sea access 15 minutes away by boat, launching crane for jet ski, quiet area.

### Key characteristics:

Within walking distance to the beach

Private garden

American fully equipped kitchen

Perfect condition

Unfurnished

**Environment:**

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

**View:**

Canal / River view, Terrace / Swimming pool view

**Features - Inside:**

Breakfast bar

**Features - Outside:**

Double glazed windows, Exterior shower

**Rooms:**

bedrooms

2 bathrooms

1 extra toilets

1 living/dining rooms

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

Length

10.50 m

Width

3.00 m

Depth

2.00 m

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