

**CBR4170**
**Empuriabrava**
**390000 EUR**

 189 m<sup>2</sup>


3



3


 26 m<sup>2</sup>


2

**EMPURIABRAVA** : Terraced house for sale in one of the best areas of Empuriabrava, Port Grec, with spectacular views of the canal.

It has four floors:

- . On the ground floor we find a spacious garage for two cars and a laundry room.
- . On the first floor there is a large living-dining room, an open kitchen, a toilet and a terrace; on the second floor, two bedrooms, a complete bathroom and terrace, and on the third floor, a large suite with complete bathroom and terrace.

All terraces have canal views. The cabinets are built-in and it is sold furnished.

Ideal to live all year round, to spend the holidays and as an investment for tourist rental.

Energy certificate: E, 201 KWh/m<sup>2</sup>, 51 Kg CO<sub>2</sub>/m<sup>2</sup>

**Key characteristics:**

Within walking distance to the beach

American fully equipped kitchen

Good condition

Fully furnished

**Environment:**

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

**View:**

Canal / River view

**Features - General:**

Electricity, Water

**Features - Outside:**

Double glazed windows

**Rooms:**

bedrooms

3 bathrooms

3 extra toilets

1 living/dining rooms