

**Charming Canal-Side House in Empuriabrava****1.200.000 €**

This charming house in Empuriabrava offers a perfect combination of luxury, comfort, and Mediterranean style, located in a quiet area with privileged views of the canal. With a plot of 572 square meters and a generous mooring length of 13.5 meters, this property is ideal for water sports enthusiasts and outdoor living. The house has three double bedrooms, one of which is a suite, and two additional bathrooms. From the living room, you access a lovely terrace overlooking the canal, where you can enjoy outdoor dinners, relax with a good book, or simply admire the beautiful Mediterranean sunsets. The terrace extends to a private pool area, offering a perfect retreat for cooling off during hot summer days while enjoying views of the canal. Additionally, the property includes a private garage, providing secure space for parking and storage. In summary, this house in Empuriabrava offers a unique opportunity to enjoy life on the Costa Brava in a setting of luxury and comfort, with direct access to the water and all the necessary amenities for a relaxed and enjoyable life.

Transaction:	Sale	Category:	House
Situation:	Calle Fluvià, Empuriabrava, Alt Empordà	Built area:	267 m <sup>2</sup>
Useful area:	151 m <sup>2</sup>	Occup. cert.:	02/05/2028
Condition:		Rooms:	3
Bathrooms:	3 bathrooms	Parking:	Yes
Washing machine:	Yes	Terrace:	Yes
Swimming pool:	Yes	Central heating:	Yes
Plot:	572 m <sup>2</sup>		





























