



## Charming Canal-Side House in Empuriabrava

**1.270.000 €**

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:	Alt Empordà	Surface area:	267 m <sup>2</sup>
Rooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Swimming pool:	Yes
Central heating:	Yes	Plot:	572































