


 160 m<sup>2</sup>

 675 m<sup>2</sup>


3



2



✓, ✓



✓



15.00 m

**EMPURIAVRAVA:** Renovated house with swimming pool and 15-meter mooring for sale

Splendid house totally renovated, ready to be moved into. It is distributed over a ground floor, it has a pleasant living room and a fully equipped modern open kitchen. Access to the terrace with a view of the garden and the mooring. It has three bedrooms, two bathrooms, and a guest toilet. The exteriors of this house are very well-appointed, with its 8 x 4-meter outdoor swimming pool, a covered terrace, garden overlooking the canal, and a 15-meter mooring. It has a garage and an outdoor parking space. Regarding the equipment, the house has gas oil central heating, and reversible air conditioning.

**Key characteristics:**

- Exclusive property
- Private garden
- American fully equipped kitchen
- Recently renovated

**Environment:**

Beautifully located, Quiet neighbourhood

**View:**

Canal / River view, Terrace / Swimming pool view

**Features - Inside:**

Electric shutters

**Rooms:**

bedrooms

2 bathrooms

1 extra toilets

1 living/dining rooms

**Mooring for motorboat with air draft < 2,80 m.**

Length

15.00 m

Width

5.00 m

Depth

2.00 m

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>	<b>255</b>	<b>59</b>
<b>F</b>		
<b>G</b> menos eficiente		