



**EMPURIABRAVA:** Nice villa with a private mooring and pool close to the beach for sale

This nice villa is situated in Empuriabrava close to all amenities and the beach. It is built on a plot of 600 square meters. At the entrance, there are parking spaces for two cars and a large double garage. The ground floor of the house has an entrance hall, two bedrooms, one of those is a suite, two bathrooms, a guest toilet, a large living room with a fireplace that communicates with a winter terrace which is also equipped with a fireplace, and a kitchen with all high standard appliances and access to the terrace.

On the first floor, there is a large room that serves as an office and a relaxing area. On this same floor, there are also two double bedrooms, sharing a bathroom with an Italian shower and a large suite with a dressing room, a fireplace, and a large bathroom with bathtub, shower, toilet, bidet, and sink - all with views over the canal.

The second floor consists of a closed tower that currently serves as a painting studio with its own large terrace with panoramic views.

The exterior of the house on the canal side is a very pleasant space consisting of a well-equipped summer kitchen, an area with sofas to relax in the shade, a jacuzzi, a saltwater pool, an outdoor shower, and access to the private mooring.

### **Key characteristics:**

Within walking distance to the beach (max. 2 Km)

Private outdoor jacuzzi

Fully equipped kitchen

Very good condition

### **Environment:**

Beautifully located, Quiet neighbourhood, Residential zone, Close to the sea, Close to the beach, Close to nature park, Close to shopping area, Close to town centre

### **View:**

Canal / River view, Garden / Swimming pool view, Landscape view, Landscape & mountain view, Mountain view

### **Features - General:**

Alarm system, Satellite TV, Washing machine

### **Features - Inside:**

Breakfast bar, Electric shutters, En suite bathroom, Fireplace insert, Sauna

### **Features - Outside:**

Automatic garage door, Automatic gate, Double glazed windows, Exterior barbecue, Exterior kitchen, Exterior shower, Fenced yard, Garden lighting system, Large bay windows, Pergola, Pool with salt treatment, Terrace with awning

### **Rooms:**

bedrooms

4 bathrooms

1 extra toilets

1 living/dining rooms

1 office rooms

1 games 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> añoEmisiones  
kgCO<sub>2</sub>/m<sup>2</sup> año

	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kgCO <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>F</b>		
<b>G</b> menos eficiente		