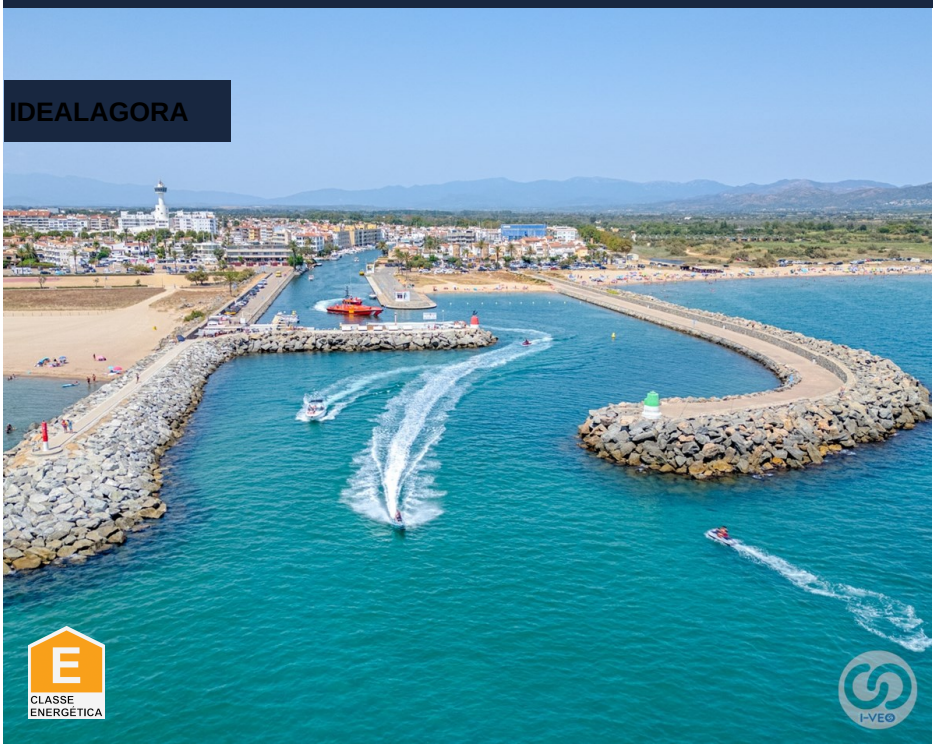
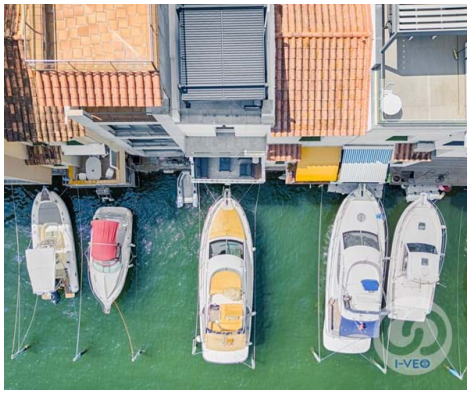
I-VEO
SYNERGY REAL ESTATE

Philippe dos Santos

Tel: +34 644 03 98 37
philippedossantos@i-veo.com

590 000 € | Ref. IV708 | Girona





3	2	✖	0 sqm	80 sqm	✖	1985

Refined House in Empuriabrava with Private Mooring Close to the Sea – Perfect for Sailing Enthusiasts

This fully renovated house, located on the canals of Empuriabrava, offers the perfect combination of luxury, comfort, and unparalleled views, just 300 meters from the canal exit. The main attraction of this property is its impressive 11 x 4 meter mooring, situated directly in front of the house and before the bridges, allowing for easy docking of sailboats or large motorboats. The property is distributed over three carefully designed floors: Ground floor: Here you will find an independent studio with direct access to the mooring. This space includes a living room with an open kitchen and a bathroom, perfect for offering privacy to guests or even as a vacation rental. First floor: Accessed through a separate entrance, it reveals a kitchen open to a bright and cozy living room. From the living room, there is access to a spacious terrace that offers magnificent views of the canal and the sea, the ideal place to enjoy outdoor meals or simply relax while watching the boats pass by. Second floor: This floor houses two bedrooms; one double with direct access to its own private terrace, and an...

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General features

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- Heating
- Hot/Cold Pump
- Proximity: Beach, Restaurants
- Pergola
- Floors: 3
- Mooring: 11 x 4 m
- Views: Sea views, Mountain views, Beach view, Marina view
- Electric shutters
- Attic
- Parking space
- Energetic certification: E
- Balcony
- Orientation: Exterior
- Furnished
- Parking places number: 1
- Air conditioning
- Jacuzzi
- Solarium
- Built year: 1985
- Parking
- Open kitchen
- Double glazing
- Kitchen
- Quiet Location
- Uninterrupted views
- Solar orientation: North, South, East
- Renovation year: 2024
- Terrace
- Parking places