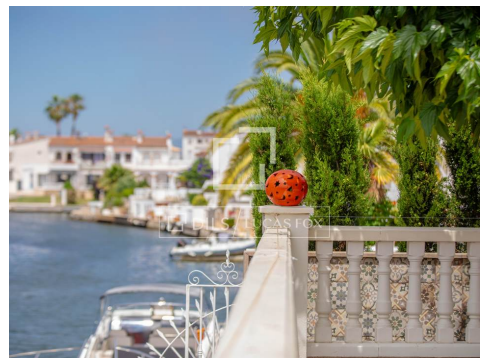
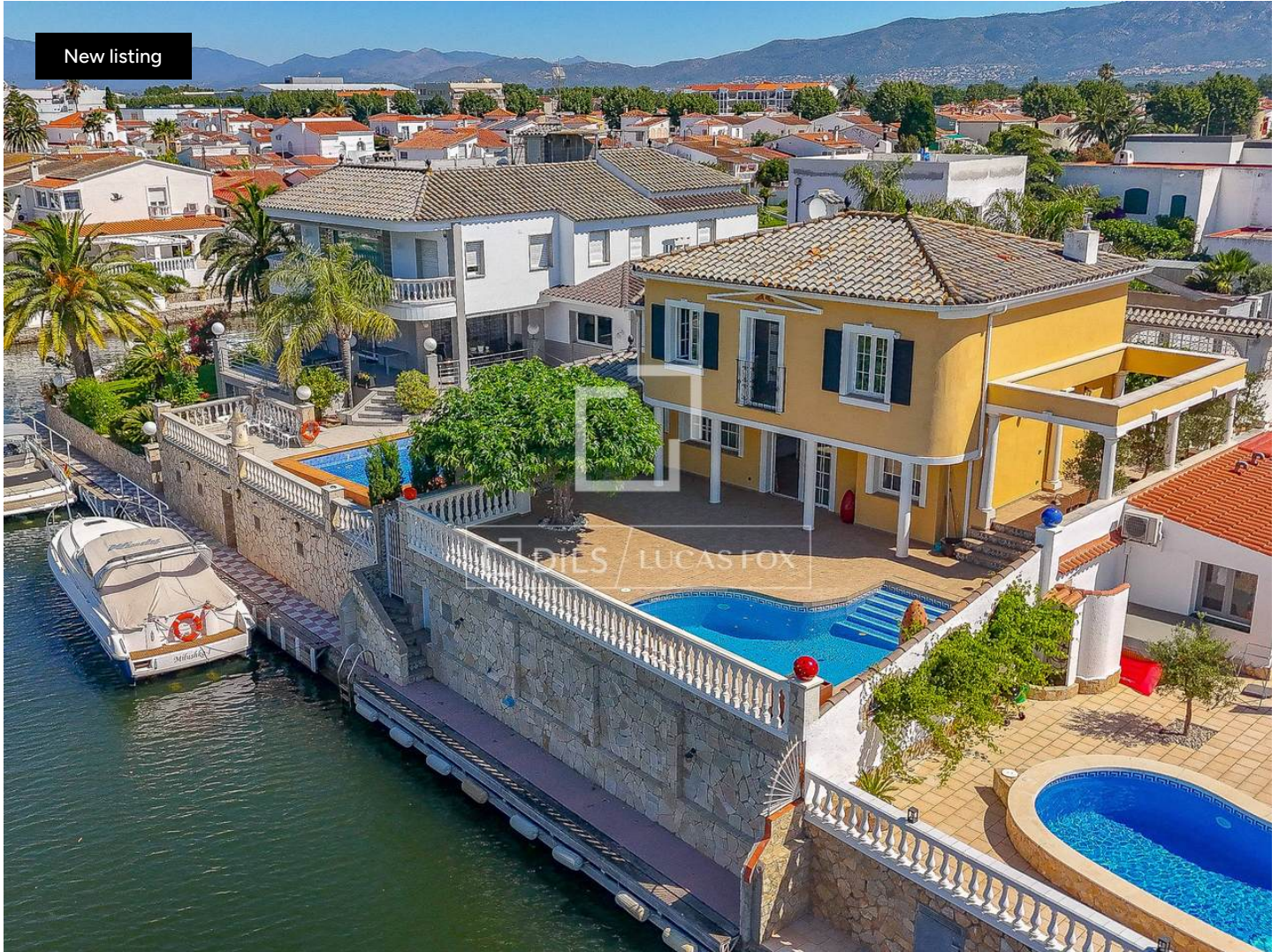


€995,000 House / Villa - For sale - New listing

Excellent 4 Bedroom house / villa for sale in Empuriabrava, Costa Brava

Spain » Costa Brava » Empuriabrava » 17487

| | | | |
|----------|-----------|-------------------|-------------------|
| 4 | 3 | 228m ² | 361m ² |
| Bedrooms | Bathrooms | Floorplan | Plot size |



Contact us today for more information or to arrange a viewing

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€995,000 House / Villa - For sale - New listing

Excellent 4 Bedroom house / villa for sale in Empuriabrava, Costa Brava

Elegant south-facing villa on the main canal of Empuriabrava, with 4 bedrooms, private pool, garage, high-quality finishes and a private 13-meter mooring.

Elegant house with a 13-meter mooring on the main canal of Empuriabrava

Located in one of the most exclusive areas of Empuriabrava, overlooking the main canal, this elegant 221 m² property, built on a 361 m² plot, combines design, comfort, and a prime location. Its excellent southerly aspect guarantees abundant natural light throughout the day, while its carefully considered artistic details and high-quality finishes lend personality to every room.

The property offers spacious and perfectly distributed rooms. On the main floor, there is a bright living room separate from the dining room, a cozy gas fireplace, a fully equipped separate kitchen, and direct access to a spectacular terrace with a private pool and open views of the canal.

The entire house is equipped with city gas central heating, air conditioning in all rooms, double-glazed windows and excellent finishes.

Floor there are three spacious bedrooms, all with en-suite private bathroom, plus a guest toilet.

The ground floor offers an ideal space for gatherings or leisure activities, as well as a guest bedroom. Also on this floor is the integrated property, with space for two vehicles, plus additional exterior parking for a few more cars.

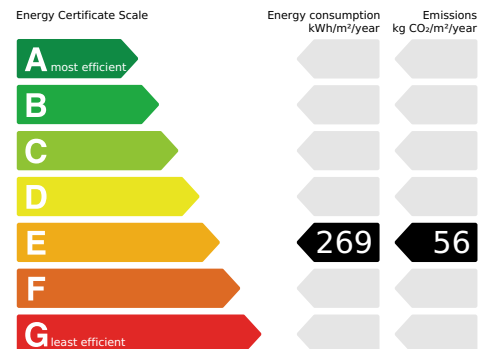
Exterior, the property boasts a large terrace with a swimming pool and one of its biggest attractions: a private 13-meter mooring located on the main canal of Empuriabrava, ideal for enjoying sailing with direct access to the sea.

An exclusive property that combines elegance, construction quality and an exceptional location on one of the most coveted canals in Empuriabrava.



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Waterfront, Mountain views, Terrace, Swimming Pool, Garden, Natural light, Parking, Views, Utility room, Storage room, Renovated, Pet-friendly, Panoramic view, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Boat dock, Balcony, Alarm, Air conditioning



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€995,000 House / Villa - For sale - New listing

Excellent 4 Bedroom house / villa for sale in Empuriabrava, Costa Brava



The property is located in Empuriabrava. It has a constructed area of 221 m² and a usable area of 95.09 m², distributed across 4 bedrooms, 3 bathrooms, and 2 toilets. The property is in good condition. The asking price is €995,000. This price does not include applicable taxes, notary fees, registration fees, or other costs associated with the sale, which are the responsibility of the buyer. The property has an energy efficiency certificate (F1S7K14NT) and a certificate of occupancy (CHG0712511***), which will be made available upon request. The property is not classified as a large property owner. Marketed by Dils Lucas Fox (Lucas Trading, SL with Tax ID B64125438), acting as a real estate intermediary with AICAT registration number 13225 and API 4089. The information provided is for informational purposes only, based on data provided by the owner, and may be subject to change. It does not constitute a contractual offer.

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