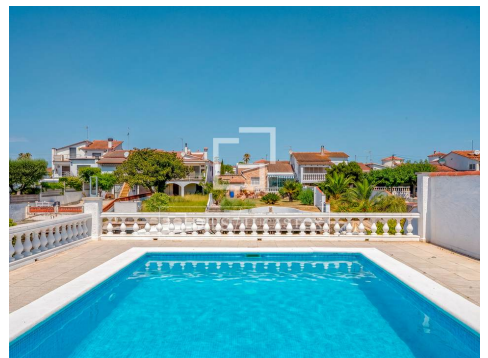
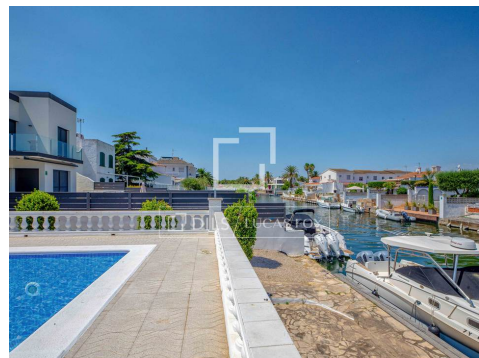
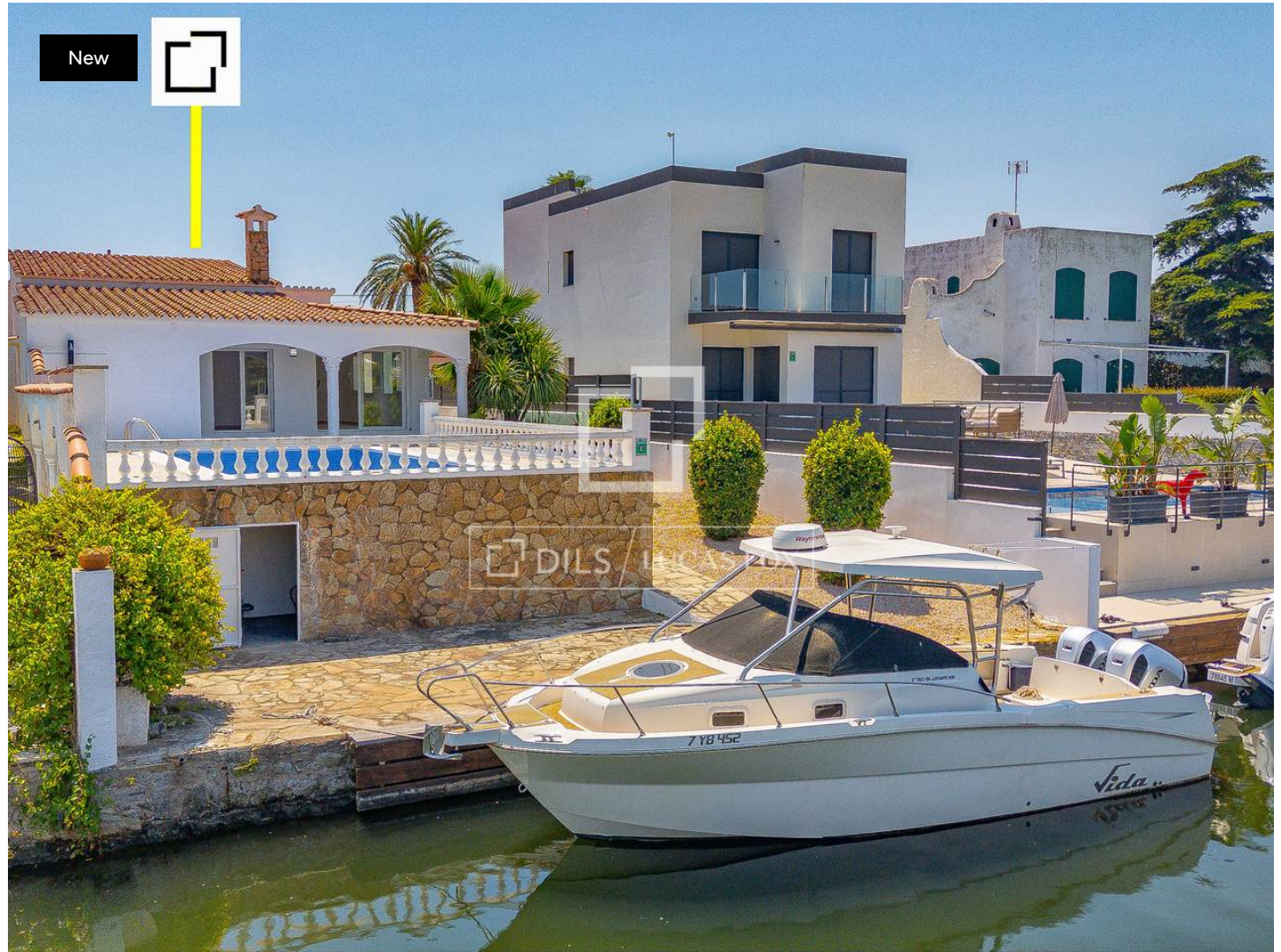


€995,000 House / Villa - For sale - New

Exclusive single-storey house on a wide canal with a 12.50 m mooring

Spain » Costa Brava » Empuriabrava » 17487

3	2	131m ²	503m ²
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 · costabrava@lucasfox.com · lucasfox.com · Calle Forgas i Elias 6, Begur, Spain

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

Exclusive single-storey house on a wide canal with a 12.50 m mooring

Elegant ground floor house located on Canal Ancho, completely renovated in 2024. It has 3 bedrooms, 2 bathrooms, a private pool, a 12.50-meter mooring, a garage, and parking space for two vehicles.

ground floor house on a wide canal with a 12.50 m mooring

Located on one of the wide canals of Empuriabrava, this elegant ground floor property, completely renovated in 2024, combines a contemporary design with a functional layout and spacious areas designed to offer maximum comfort.

The property has 3 bedrooms, 2 full bathrooms and a bright day area where the open kitchen is integrated with the living-dining room, creating an open space with direct access to a pleasant covered terrace.

The entire property is equipped with air conditioning using a heat pump, guaranteeing a comfortable temperature throughout the year.

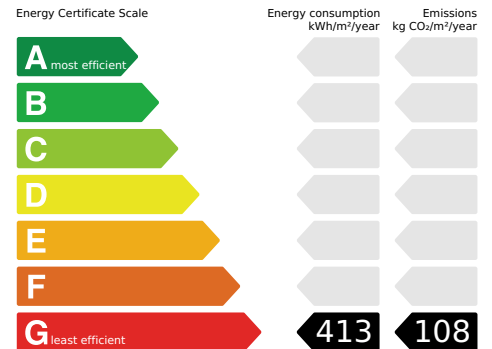
Exterior, the property offers a private swimming pool, a closed garage, and parking space within the plot for two additional vehicles. It also features a private 12.5-meter mooring with direct access to Empuriabrava's extensive network of navigable canals and the sea.

Known as the Venice of the Mediterranean, Empuriabrava boasts one of the largest residential marinas in Europe, with over 20 kilometers of navigable canals. The town offers a wide range of restaurants, shops, nautical and leisure activities, as well as the prestigious Skydive Empuriabrava skydiving centre, considered one of the best in Europe. Its excellent location allows access to the French border in approximately 20 minutes, Girona-Costa Brava Airport in about 45 minutes, and Barcelona International Airport in around 1 hour and 45 minutes, making it an ideal destination for both permanent residence and second property.



lucasfox.com/go/cbr70603

Waterfront, Swimming Pool, Garden, Private garage, Natural light, Parking, Views, Storage room, Renovated, Open kitchen, Exterior, Double glazing, Chill out area, Boat dock, Alarm, Air conditioning



Contact us today for more information or to arrange a viewing

+34 872 22 32 62 · costabrava@lucasfox.com · lucasfox.com · Calle Forgas i Elias 6, Begur, Spain

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

Exclusive single-storey house on a wide canal with a 12.50 m mooring



The property is situated in Empuriabrava, Costa Brava, with its location indicated approximately in accordance with current regulations. It comprises 186 m² built and 81 m² usable. The property is in excellent condition. The total sale price is €995,000. The price quoted does not include taxes or costs associated with the sale, which, in accordance with current legislation, are payable by the buyer; in this case, the following will apply: property transfer tax. Nor does it include notary or land registry fees. An energy performance certificate is available for the property. As regards the certificate of occupancy, we have it, with number CHG00673916***, which we will make available upon request by the interested party. Large Property Holder status: No. AICAT registration number 13225 and API 4089.

Marketed by Dils Lucas Fox (Lucas Trading, S.L., company registration number B64125438), acting as a real estate intermediary. The information provided is for information purposes only, based on details supplied by the owner, and is subject to change. It does not constitute a contractual offer.

Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

Contact us today for more information or to arrange a viewing

+34 872 22 32 62 · costabrava@lucasfox.com · lucasfox.com · Calle Forgas i Elias 6, Begur, Spain