

**EV349**
**Empuriabrava**
**1100000 EUR**


							
198 m <sup>2</sup>	984 m <sup>2</sup>	4	3	✓	✓	3	24.50 m

**EMPURIABRAVA:** Located on a large plot of 984 m<sup>2</sup> with a beautiful garden and pool, as well as a 24,5-meter mooring.

This magnificent villa consists on the ground floor of a large living-dining room, a bedroom, a bathroom, a laundry room, a kitchen and a closed terrace. The first floor has two bedrooms, a separate toilet, a bathroom and a bedroom suite.

Outside you can enjoy its large swimming pool surrounded by a garden and with access to the mooring, in addition to the different terraces.

It is located 5 minutes walk from the center of Empuriabrava, an ideal place to enjoy your holidays or live a year!

**Key characteristics:**

- Exclusive property
- Private garden
- Fully equipped kitchen
- Good condition
- Partly furnished

**Environment:**

Beautifully located, Close to the sea, Close to the beach, Close to shopping area, Close to town centre

**View:**

Canal / River view, Garden / Swimming pool view

**Rooms:**

bedrooms

3 bathrooms

1 ensuite bathrooms

Mooring for motorboat with height above waterline < 2,80 m

Length

24.50 m

Width

3.00 m

Depth

2.50 m

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emissiones 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		