

**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/m² año	Emissiones kgCO <sub>2</sub> /m² año
A	más eficiente		
B			
C			
D			
E			
F			
G	menos eficiente		