



House with swimming pool - Port Argonautes area

599.000 €

We are pleased to present this charming house located in the prestigious Port Argonautes area of Empuriabrava, offering an exceptional canal-side lifestyle with a swimming pool and optional private mooring.

Layout and living spaces

The property is distributed over two levels:

Ground floor:

Entrance hall

Full bathroom

Spacious and bright living-dining room with open-plan kitchen

Direct access from the living room to the terrace, swimming pool, and mooring

First floor:

Three bedrooms, including one very large bedroom

One bathroom

Two terraces with canal views

Optional mooring for €80,000

Enjoy a 12x4 meter mooring, located before the first bridges, ideal for accommodating a sailboat or

a motorboat such as a Flyer. Access to the sea takes only 7 minutes.

Features and amenities:

4x2.3 m swimming pool
3 bedrooms / 2 bathrooms
Double-glazed windows
Air conditioning upstairs / fans on the ground floor
Electric blinds in all rooms
Alarm system

Annual fees: Property tax = 800€ and Rubbish tax = 200€.

Transaction:	Sale	Category:	Single family house
Situation:	Carrer Port Argonautes, 5, Empuriabrava, Alt Empordà	Built area:	173 m ²
Useful area:	127 m ²	Occup. cert.:	
Condition:	Good condition	Rooms:	3
Bathrooms:	2 bathrooms , 2 toilets	Parking:	Yes
Mooring:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Plot:	192		