



Renovated house in the south, featuring a pool and access to a wide canal in Empuriabrava. **930.000 €**

Located in Empuriabrava, on a wide canal facing south, this recently renovated house offers a privileged living environment in the heart of the marina. Its ideal exposure ensures optimal brightness throughout the day, while its 8.50-meter mooring allows for maximum enjoyment of navigation.

On the ground floor, the house features a spacious contemporary living room that includes an open-plan kitchen with a central island, a dining area, and a bright lounge. Large windows create a beautiful continuity with the outside, providing access to the terrace, the pool, and the canal. A separate toilet completes this level.

On the upper floor, the sleeping area consists of three bedrooms, one of which has a terrace with an unobstructed view of the canal, while another has a terrace with mountain views. A bathroom with an Italian shower and integrated WC completes this floor.

Outside, the spaces have been designed to fully enjoy the Mediterranean climate: a pool by the canal, a cozy terrace, and a solarium offering spectacular views of the Pyrenees. A garage adds to the features of this property.

Completely renovated with quality materials, the house has reversible air conditioning, good insulation, and modern decorative finishes that provide comfort and elegance.



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With a valid tourist license, this house represents a rare opportunity in Empuriabrava, combining a premium location, complete amenities, and a nautical lifestyle.

Transaction:	Sale	Category:	Single family house
Situation:	Sector LLOBREGAT, 7, Empuriabrava, Alt Empordà	Built area:	140 m ²
Useful area:	85 m ²	Occup. cert.:	CHG00492015001
Condition:	Restored	Rooms:	3
Bathrooms:	2 bathrooms , 1 toilet	Parking:	Yes
Garage:	Yes	Mooring:	Yes
Swimming pool:	Yes	Air conditioning:	Yes
Plot:	320 m ²	Furnished:	Yes