



## Magnificent fisherman's house with mooring and pool

**460.000 €**

Magnificent fisherman's house with a built area of 156 sqm and a 7m x 3m mooring. On the street side, this property features an outdoor parking space. The ground floor consists of a living room with a fully equipped open-plan kitchen, a separate guest toilet with a shower, a covered terrace, and a 20 sqm garage. On the first floor, you will find two bedrooms and a bathroom. The second floor features a large bedroom with a private terrace. Finally, canal-side, there is a south-facing terrace, a private swimming pool, and direct access to your mooring.

|                |                                                       |             |                     |
|----------------|-------------------------------------------------------|-------------|---------------------|
| Transaction:   | Sale                                                  | Category:   | Single family house |
| Situation:     | Calle sant maurici J,<br>Empuriabrava, Alt<br>Empordà | Built area: | 156 m <sup>2</sup>  |
| Condition:     | Good condition                                        | Rooms:      | 3                   |
| Bathrooms:     | 2 bathrooms                                           | Garage:     | Yes                 |
| Swimming pool: | Yes                                                   | Plot:       | 121 m <sup>2</sup>  |
| Furnished:     | Yes                                                   |             |                     |

