



## **House on the wide canal with swimming pool for sale in Empuriabrava**

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Discover this incredible house in the Llobregat Area of Empuriabrava, a privileged location in the area. With a spacious plot of 537m<sup>2</sup> and a construction of 178m<sup>2</sup>, this property offers you everything you need.

On the ground floor, you will find an elegant entrance hall, a spacious living-dining room, a modern and equipped kitchen with direct access to the garage, a large double bedroom, and a bathroom. In addition, you have an attached bathroom/laundry room and stairs that will take you to the upper floor.

On the second floor, you will discover a hallway, a spacious bathroom, and a bedroom with a private terrace, ideal for enjoying moments of relaxation.

**799.000 €**



**127 m<sup>2</sup>**



**537 m<sup>2</sup>**



**Yes**



**Yes**



**3**



**2**



**D - C**

This house has been completely renovated, using the best materials and finishes. It has thermal insulation and double glazing to ensure a comfortable environment at any time of the year. In addition, you can enjoy a charming pool with a heat pump and central heating with gas oil to keep the home warm on the coldest days.

The kitchen, fully equipped and with granite finishes, is perfect for those who love cooking and enjoying delicious homemade meals.

Furthermore, this property has extras that make a difference, such as an electric gate, alarm system, and much more.

Don't miss the opportunity to acquire this completely renovated house, equipped with everything you need to live comfortably! Contact us today for more information.

<b>Transaction:</b>	Sale	<b>Category:</b>	House with mooring
<b>Municipality:</b>	Empuriabrava	<b>Utility room/area:</b>	Yes
<b>Central heating:</b>	Yes	<b>Air conditioning:</b>	Yes