

villa for sale Empuriabrava, Alt Empordà



In a prime location in Empuriabrava, just 50m from the seafront, this house with a sailboat mooring (4.5m x 14m) is for sale. The house was renovated in 2023 and has 3 floors. On the ground floor, we find the elevator, with secure access, and the garage that can store one car. There is also room for parking a car in front of the building. A room that can be used as an office or bedroom and a bathroom complete the ground floor. From the ground floor, you can access the mooring. Using the space under the stairs, you can find the machine for the Aerothermin energy and space for the washing machine and dryer. On the first floor, there are 2 bedrooms, one with access to the terrace with spectacular views of the main canal and the seafront. Between the 2 bedrooms (both with air conditioning) is the bathroom with shower. The second floor features the open-plan kitchen and the living/dining room. The kitchen is fully equipped. From the living room, you can access a terrace with views of the port. An ideal place to relax. The elevator also reaches this floor. The top floor has a bedroom with an ensuite bathroom. Access is via the elevator or stairs. This room also offers a large terrace with sea views. Extras: Elevator, air conditioning, fully equipped kitchen, mooring (4.5m x 14m before the bridges), garage, and aerothermal energy. Don't hesitate to contact us to visit this gem for sea lovers! Real estate agency fees are included in the price. The price does not include taxes or expenses arising from the sale and purchase. The buyer shall bear the following costs: Property Transfer Tax (ITP), notary fees, Land Registry fees and, where applicable, financing costs.

property details

Spanishstate id: **6269153**
reference:: **KCSP-302**
close to/ located: **Empuriabrava**
region: **Alt Empordà**
property type: **villa**
rooms: **4**
property surface: **220 m2**
surface plot: **104 m2**

contact

real estate agent: **Villas Mondragon**
name: **Maria Mondragon**
spreekt: **English, French, Spanish**
telefoon: **not available**

price:

€ 639.000