



**Beautiful fisherman's house with garage, mooring 15,50x5m and rentals licence in Empuriabrava**

**EXCLUSIVITY**

With tourist rentals license !

Beautiful fisherman's house with garage and mooring of 15,50x5m for sale in Empuriabrava.

It consists of an entrance hall, a dining room, an open kitchen at the same level as the very large terrace for more convenience to fully enjoy outside meals with family or friends, a very bright living room overlooking the port, and a bedroom and a bathroom with shower and toilet on the ground floor. Upstairs there are 3 other bedrooms, a bathroom with shower and toilet, and a terrace overlooking the canal and the mountains.

The house also has a garage, and a mooring of 15,50 x 5 m.

Extra: electric shutters, reversible air conditioning (hot/cold), double glazing, sliding bay windows for terrace access, etc.

**Price: 580.000 €**

Facing south, its different levels bring in a lot of light and offer the possibility of creating different separate living spaces.

This property is located in a quiet dead-end street, overlooking a private port at the front and the main canal at the back.

|                  |                    |                   |                    |
|------------------|--------------------|-------------------|--------------------|
| Transaction:     | Sale               | Category:         | House with mooring |
| Situation:       | Alt Empordà        | Surface area:     | 129 m <sup>2</sup> |
| Rooms:           | 4                  | Bathrooms:        | 2 bathrooms        |
| Garage:          | Yes                | Terrace:          | Yes                |
| Central heating: | Yes                | Air conditioning: | Yes                |
| Plot:            | 125 m <sup>2</sup> |                   |                    |