



## Exclusive villa in best residential area with mooring of 17x8 m

Villa with boat mooring of 17x3 m just a few steps away from the beach of Empuriabrava.

This villa is located in the best residential area of Empuriabrava, just 5 minutes walk from the main beach. It offers the owner high comfort and a mooring of 17x8 m. On the ground floor there is a guest toilet, the living-dining area with open kitchen and access to the outside area. On the first floor we have 2 bedrooms, one of them as a suite with adjoining bathroom, and a separate bathroom with bathtub. Both bedrooms have access to various terraces. There is another room, which can be used as a single bedroom. An internal staircase leads to the large sun terrace which offers a magnificent view of the sea and the city.

Extras: Boat mooring 17x8 m, outdoor pool, outside shower, parking spaces, air conditioning, oil central heating, garage, safe, elec. Blinds, laundry room

Price: **820.000 €**

Transaction: Sale  
Municipality: Alt Empordà  
Rooms: 3  
Parking: Yes  
Washing machine: Yes  
Terrace: Yes  
Central heating: Yes  
Land: 415 m<sup>2</sup>  
Mooring: 17x8 m

Category: House with mooring  
Surface area: 200 m<sup>2</sup>  
Bathrooms: 2 bathrooms , 1 toilet  
Garage: Surface area  
Utility room/area: Yes  
Swimming pool: Yes  
Air conditioning: Yes  
Balcony: Yes