



Spain Empuriabrava Costa Brava 2 houses for sale on the canal on
a plot with private pool and jetty



Prices & Costs

Purchase Price	€995,000
Number of garages	1



Property description

Charming Property with Two Houses on a Canal in Empuriabrava for Sale
For sale is a unique property featuring two houses on a spacious 900 m² plot directly on the canal. This exceptional offering includes a range of living options and exclusive amenities.

First House: On the ground floor, you'll find a comfortable apartment with a welcoming living-dining area, enhanced by a cozy fireplace. The open-plan kitchen is modernly equipped, and there are two bathrooms – one with a luxurious Jacuzzi and the other with a shower. The apartment also includes two bedrooms and a practical laundry room with built-in wardrobes. An interior or exterior staircase leads you to the apartment above, which features a living-dining area, an open kitchen, a bathroom with a shower, a bedroom, and a small balcony.

Second House: The second house also consists of two separate apartments. The ground-floor apartment offers a spacious living-dining area, an American kitchen with a wood-burning stove, a bathroom with a shower, and two bedrooms.



Details of the property

Living space	325 m ²
Plot area	900 m ²
Rooms	15
Bedrooms	7
Bathrooms	5
Number of parking spots	2
Terraces	5
Condition of the property	Partly/totally renovated



The property includes a garage, a well-maintained garden, a generous 24-meter-long canal mooring, and a delightful 8x4 meter swimming pool – perfect for relaxing by the water. This property combines functionality, comfort, and an excellent canal-side location, making it ideal for families or as an investment opportunity. Don't miss the chance to acquire this exceptional home.



Features

Bathroom	Shower, Bathtub
Kitchen	Fitted kitchen
Chimney	Yes
Firing	Gas
Air-conditioned	Yes
Type of parking spot	Outdoor parking spot
Garden use	Yes
furbished	partly
Cable / Satellite TV	Yes
Swimmingpool	Yes
With cellar/basement	No
Storage	Yes
Construction type	Massive



Location

Empuriabrava – The Little Venice of Spain

Empuriabrava, also known as Ampuriabrava, is located on the Gulf of Roses and has transformed from a swampy area about 40 years ago into one of the most beautiful watersports centers in Europe. Inspired by Florida, this Mediterranean destination has become a true vacation paradise.

The charming town features a stunning array of villas and holiday homes, many with their own gardens, garages, and direct access to the canals via private boat docks. This allows boats to be moored right at your doorstep and provides easy access to the waterways.

Empuriabrava boasts the largest marina in Europe, stretching over more than 30 kilometers of navigable canals and offering over 5,000 boat moorings. The cleverly designed road system ensures that many properties are accessible both by car and via the water routes.

The flat, sandy beach Platja d'Empuriabrava, approximately 1.6 kilometers long and one of the widest on the Costa Brava, invites relaxation and swimming.



Popular nearby attractions include Figueras, Salvador Dalí's birthplace, which is home to the famous Dalí Museum, and the picturesque fishing village of Cadaqués with its winding, white-washed streets. Surrounding Empuriabrava is a vast 5,000-hectare nature reserve that delights nature lovers and hikers alike..



Features

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Others

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2 Häuser in Empuriabrava am Kanal zu verkaufen



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Vendor

Euro Immobilien Welt
Berliner Allee 22
66606 St. Wendel

Telephone main office
E-Mail

06851808655
info@spanien-web.de