



Empuriabrava holiday home on the canal with private pool and boat mooring 12m

Prices & Costs

Purchase Price	€840,000
Number of outdoor parking spots	1
Number of garages	1



Property description

Exclusive house on the main canal with private mooring, pool, and garage – fully renovated

Empuriabrava | Alt Empordà

Purchase price: €840,000

Living area: approx. 150 m²

Plot size: 437 m²

Rooms: 4 (3 bedrooms, 3 bathrooms + guest toilet)

Mooring: 12.5 m private

This modern, high-quality renovated villa is located in one of the best areas of Empuriabrava – directly on the main canal with a private 12.5 m boat mooring. The stylish home offers bright, sunlit rooms, spacious outdoor areas, and numerous extras that make living here a true pleasure.

Layout:

3 bedrooms, each with its own en-suite bathroom

Spacious living and dining area with large windows



Modern, open kitchen with access to the terrace

Guest toilet

Laundry room

Technical and storage room

Features & Highlights:

Swimming pool (8 x 4 m) with terrace and outdoor shower

Central reversible air conditioning (cooling/heating)

Aluminum windows with double glazing

Electric shutters

Outdoor lighting

Garage plus additional parking space on the property (also suitable for a motorhome)

Furnished - ready to move in immediately

Location:

Only a few minutes from the exit to the main canal, in a quiet yet central location.



Details of the property

Living space	98 m ²
Plot area	437 m ²
Bedrooms	3
Bathrooms	3
Number of parking spots	1
Terraces	20
Condition of the property	Partly/totally renovated
Sale status	open
Last modernization	2024



Location

Empuriabrava, also known as Ampuriabrava, was founded in 1967 and is affectionately referred to as the "Little Venice of Spain." Picturesquely located on the Gulf of Roses on the Costa Brava, this charming town has developed into one of Europe's most beautiful water sports destinations. Originally built on marshland, Empuriabrava now shines as a Mediterranean holiday paradise inspired by the design of Florida. The heart of Empuriabrava is its network of over 30 kilometers of navigable canals, which wind through the entire town and give it its unique character. With more than 5,000 moorings, the marina of Empuriabrava is considered the largest in Europe. Many of the luxurious villas and holiday homes feature gardens with private pools and direct boat access, allowing boats to dock right at the doorstep. Thanks to a smart road system, properties are easily accessible both by car and by boat via the canals. In addition to its famous marina, Empuriabrava is also a hotspot for skydiving.



Features

General categorization	Upmarket
Kitchen	Fitted kitchen, Open
Air-conditioned	Yes
Type of parking spot	Garage, Outdoor parking spot
Garden use	Yes
furbished	fully
Cable / Satellite TV	Yes
Swimmingpool	Yes
Wasching-/ drying room	Yes
Storage	Yes
Construction type	Massive



Water sports enthusiasts can enjoy activities such as windsurfing, kitesurfing, and sailing. There are also numerous hiking and cycling trails that run through the picturesque surrounding landscape. The town is flanked by the rivers Riu La Muga and Rec els Salins, which complete the idyllic scenery..



Features

The house is partially furnished.



Others

Move in, dock your boat, and enjoy life by the water! Feel free to contact us for more information or to schedule a viewing..



Empuriabrava Ferienhaus mit privatem Pool - Bootsplatz



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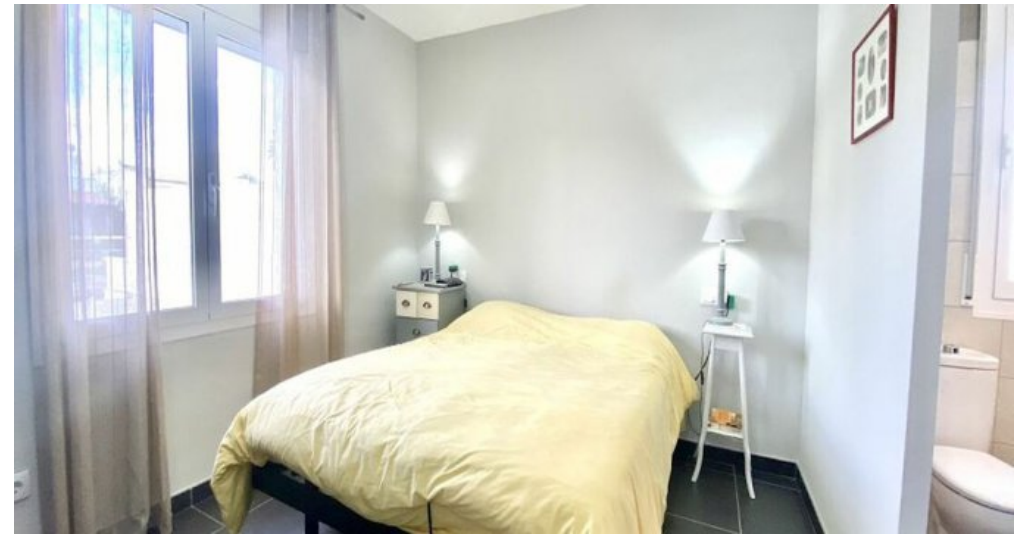
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