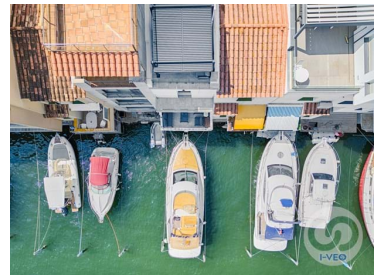




## Castelló d'Empúries - Terraced house



**3** Bedrooms  
**2** Bathrooms  
**93** Area (m<sup>2</sup>)  
**80** Land Area (m<sup>2</sup>)

**590 000 €**  
(EUR €)

### Refined House in Empuriabrava with Private Mooring Close to the Sea – Perfect for Sailing Enthusiasts

This fully renovated house, located on the canals of Empuriabrava, offers the perfect combination of luxury, comfort, and unparalleled views, just 300 meters from the canal exit.

The main attraction of this property is its impressive 11 x 4 meter mooring, situated directly in front of the house and before the bridges, allowing for easy docking of sailboats or large motorboats.

The property is distributed over three carefully designed floors:

Ground floor: Here you will find an independent studio with direct access to the mooring. This space includes a living room with an open kitchen and a bathroom, perfect for offering privacy to guests or



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even as a vacation rental.

**First floor:** Accessed through a separate entrance, it reveals a kitchen open to a bright and cozy living room. From the living room, there is access to a spacious terrace that offers magnificent views of the canal and the sea, the ideal place to enjoy outdoor meals or simply relax while watching the boats pass by.

**Second floor:** This floor houses two bedrooms; one double with direct access to its own private terrace, and another single with access to a small balcony with canal views. There is also a full bathroom with a shower on this floor.

**Third floor:** On this floor, a spectacular terrace crowned by a luxurious jacuzzi offers impressive views of the sea and the bay of Roses, creating a perfect space to relax and enjoy unforgettable moments with the sea breeze as your companion.

In summary, this property is a gem for owners of sailboats or large motorboats, who are looking for a home with all the amenities, strategically located near the sea and the beach. Don't miss this opportunity!



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## Property Features

- Heating
- Hot/Cold Pump
- Jacuzzi
- Solarium
- Built year: 1985
- Parking
- Open kitchen
- Double glazing
- Kitchen
- Quiet Location
- Uninterrupted views
- Solar orientation: North, South, East
- Renovation year: 2024
- Terrace
- Parking places
- Air conditioning
- Garden type: -
- Proximity: Beach, Restaurants
- Pergola
- Floors: 3
- Mooring: 11 x 4 m
- Views: Sea views, Mountain views, Beach view, Marina view
- Electric shutters
- Attic
- Parking space
- Energetic certification: E
- Balcony
- Orientation: Exterior
- Furnished
- Parking places number: 1



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