

# PARESHOUSE

INMOBILIARIA

## Pares House

Barri de Vic 20  
Sant Climent Sescebes

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reference: SPH-118

property type: chalet

sale/rent: for sale

price: 2.000.000 €

condition: Buen estado



address:

Nº: floor: 0

town: Empuriabrava

province: Girona

postal code: 17487

zone: Centre



sqm built: 512  
living area: 0  
plot sq.meters: 0  
sqm terrace: 0  
bedrooms: 7  
bathrooms: 6  
toilets: 0  
cupboards: 7

elevator: no  
swimming pool: yes  
garages: 4  
terraces: 5  
storage room: yes  
garden: yes  
courtyard: no  
furnished: yes

floor: stoneware  
air conditioner:  
hot water: individual  
fuel:  
orientation: southwest  
antiquity:  
outward/inward: outward  
community fees/month: 0

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**description:**

Fabulous Villa with mooring of 28 meters in the channel of Empuriabrava

Fabulous villa of 512 m<sup>2</sup> situated on a plot of 982 m<sup>2</sup>. The property is composed of two houses located on the main channel with 28 metres of mooring with the possibility of segregate the two houses and to buy each one separately. Unbeatable location, 400 metres from the beach, two minutes from the centre.

The first house consists of two floors. The ground floor is distributed in a spectacular living-dining room with exit to the terrace which has a lovely view of the canal which communicated with the kitchen that has floor to ceiling windows with a view of the canal, a bathroom service and laundry.

On the first floor consists of three bedrooms suite, two of them with exit to a terrace of 16m<sup>2</sup>. with views of the canal.

The property consists of an outdoor parking for two cars, swimming pool of 8x4, heating (floor heating), air conditioning, electric blinds, fireplace, alarm, covered terrace. The property consists of a few high quality finishes.

The second house consists of three floors. The ground floor is distributed in a lovely living-dining room that communicates with kitchenettes, which both have floor to ceiling windows with views of the canal. two double bedrooms, one en suite, a full bathroom, hobby room and laundry room. The first floor is distributed with two bedrooms, one of them type suite, with exit to a terrace of 20m<sup>2</sup>. with spectacular views of the channel.

The second floor consists of a terrace solarium of 60m<sup>2</sup> with views of the canal.

Salt water swimming pool.

The house is equipped with air conditioning and fireplace.

EMPURIABRAVA the city of lakes is a network of 36 Km. of navigable canals that extend throughout the development and is the largest marina on the continent: the 'Florida' of Europe. 5000 moorings give to the captains and amateur site to ship, directly to the door of your own home.

Not only cultural offerings (Dali Museum, roman and Greek ruins in Empuries) or natural parks in the surrounding offers this extraordinary place, but it also has countless possibilities for shopping, supermarket, specialties and also many restaurants and snackbars.

You can also rent boats (well boats without driving license), Buggy's, bicycles, cars and motorcycles, all in the centre of Empuriabrava.

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