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Tastefully renovated house, on a large canal in Ampuriabrava

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Live the dream life by the canal in this fully renovated detached house in Ampuriabrava, Spain. With its 13-meter boat mooring, stunning pool, and garage, this property offers everything you need to fully enjoy your passion for boating and the Mediterranean lifestyle.

From the moment you step through the front door, you will be captivated by the attention to detail and refined taste evident in every room of this house. The 4 bedrooms, including 3 with their own private bathrooms, offer absolute comfort and privacy for all members of your family and guests. The master bedroom, located on the ground floor with an attached private bathroom, is a true haven of peace. Another bedroom with an attached private bathroom and a small room currently used as an office complete the ground floor.

The modern open kitchen is equipped with all the necessary appliances to prepare delicious meals, such as a microwave, oven, induction hob, and dishwasher. The spacious dining/living area, with a beautiful open fireplace, offers a cozy space for family gatherings or with friends. The large windows

allow natural light to flood the place and offer stunning views of the garden.

The garden, a true relaxation oasis, features a magnificent terrace where you can enjoy the sun or host memorable barbecues. The stunning pool invites you to cool off on hot summer days. Additionally, with the reversible air conditioning systems, double-glazed windows, and electric roller shutters, you can create the ideal atmosphere at any time of the year.

The third bedroom, located on the first floor, is accessible via an external staircase, offering additional privacy. This spacious room features a private bathroom and can be considered as a separate studio due to its size and layout. Imagine the possibilities: a guest room, a home office, or a creative space—the choice is yours.

This house is not only beautiful but also equipped with state-of-the-art technology for your comfort. You will enjoy underfloor heating, a central fuel heating system, solar system for hot water (with the advantage of excess heat being returned to the pool), as well as double-glazed windows and electric roller shutters. The fully equipped GAGGENAU kitchen, with all its refinements, is a true paradise for food enthusiasts.

To complete this idyllic picture, the house has a garage and several parking spaces, ensuring a secure and convenient space to park your vehicles.

Don't miss out on this property.

Transaction	Sale	Category	House with mooring
Situation	Alt Empordà	Surface area	183 m2
Rooms	4	Bathrooms	3 bathrooms
Parking	Yes	Garage	Yes
Washing machine	Yes	Terrace	Yes
Garden	Yes	Mooring	Yes
Swimming pool	Yes	Central heating	Yes
Air conditioning	Yes	Plot	480 m2
Balcony	Yes	Furnished	Yes

Price: **895.000 €**