



## Llobregat, 10B, Empuriabrava, 17486

This fantastic detached house with a beautiful and spacious garden and private pool is located on one of the wide canals in the best areas of Empuriabrava, the Llobregat sector, quiet and very familiar, facing south and with a 14m mooring.

The house consists of a single floor with a built area of 222 square meters on a plot of 650 square meters. There is outdoor space on the plot to park a car. At the entrance we find a terrace, garden, the entrance to the garage and the main entrance to the house. The house is distributed in an entrance hall, a large living room with a spacious and fully equipped integrated kitchen, three double bedrooms, a complete bathroom with a shower and another complete bathroom with a bathtub. From the living room we have direct access to a beautiful terrace with views of the canal and from the kitchen there is direct access to the garage. In the outdoor area of the house on the canal side we have to highlight the large covered terrace, a 9x4 meter pool, a summer bar, a large garden, which offers plenty of space to spend days with the family and have barbecues, outdoor shower and access to the mooring in a 14m wide channel. In addition, we will find a very practical storage space. It has reversible air conditioning in the dining room, as well as oil central heating, PVC windows with double glazing, alarm, electric entrance gate and an outside storage room. It is a good opportunity for a large family that wants to enjoy the charm of Empuriabrava with its 23 km of canals, its beautiful beach of fine golden sand. With all the amenities that the town offers, it is ideal to live in it throughout the year or as an investment for vacations or vacation rentals. Located close to the town center, just a few minutes' walk away you will find shops, restaurants and extensive nautical entertainment.

Empuriabrava, our Venice. The Empuriabrava Marina is considered the largest residential marina in Europe. Empuriabrava has become a privileged area, built between the canals and the seashore, surrounded by the Aiguamolls Natural Park. People should highlight the promenade, the canals, the airport and the historic town of Castelló d'Empúries. It has all the necessary services, schools, medical centers, shops and restaurants, a great place to live and a great place to spend a vacation. In addition, you can visit and just half an hour by car you can visit the Dalí museum in Figueres, the ruins of Empúries or the monastery of Sant Pere de Rhodes. Also the town of Cadaqués and Cap de Creus with many restaurants at your disposal.