



## Modern villa with canal views in Empuriabrava

### The villa is spread over two floors

we find a spacious living-dining room with large windows that offer exceptional luminosity and views of the canal. The open-plan designer kitchen is equipped with the latest appliances and offers direct access to the terrace and pool.

On the upper floor, the master suite features a dressing room and a private bathroom with luxury finishes. In addition, there are three additional bedrooms, each with access to the terrace and spectacular views. All bathrooms are equipped with modern and elegant fixtures.

The property also includes a home automation system that allows efficient control of lighting, security and air conditioning, offering comfort and safety.

Transaction	Sale
Category	Rural house
Work category	New construction
Municipality	Garrotxa
Surface area	340 m <sup>2</sup>
Rooms	2
Bathrooms	2 bathrooms , 1 toilet
Parking	Yes
Mains gas	Yes
Washing machine	Yes
Utility room/area	Surface area
Terrace	Surface area
Courtyard	Surface area
Garden	Surface area
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	20 m <sup>2</sup>
Balcony	Yes
Lift	Yes
Furnished	Yes

220.000 €

