

## Costa Brava ground floor apartment in Empuriabrava with canal view and garden access

## Prices & Costs

|                |                    |
|----------------|--------------------|
| Brokerage      | Im Preis enthalten |
| Purchase Price | €185,000           |



## Property description

In a charming, small residential complex directly on the Segre canal, this well-maintained ground floor apartment offers a true sanctuary of comfort. With a thoughtful layout, loving details, and a nature-close location, it is ideal as a second home, holiday property, or permanent retreat.

Highlights of this property:

- Dream location by the water

Situated directly on the canal with green views - a unique setting for relaxation and enjoyment.

- Only 50 meters from the nature park

The Aiguamolls de l'Empordà Nature Park starts almost at your doorstep. Perfect for long walks, wildlife observation, and cycling tours.

- Just 2 km from La Rubina beach

One of the most beautiful natural beaches in the region - spacious, quiet, and ideal for nature lovers or dog owners.

- Thoughtful 47 m<sup>2</sup> layout

One bedroom, a modern bathroom with shower, open kitchen, and a bright living area - complemented by a versatile additional room currently used as a reading and creative corner.

## Details of the property

|                           |                   |
|---------------------------|-------------------|
| Living space              | 47 m <sup>2</sup> |
| Bedrooms                  | 1                 |
| Bathrooms                 | 1                 |
| Condition of the property | Well kept         |
| Sale status               | open              |



- Option for a boat mooring  
Boating enthusiasts take note: a mooring spot can be acquired additionally, subject to a waiting list.

- Well-equipped for year-round comfort

Double-glazed aluminum windows, reversible air conditioning (cooling and heating), bright rooms, and a quiet neighborhood.

Summary:

A rare opportunity in an idyllic waterside location. This apartment combines nature-oriented living with modern comfort and Mediterranean flair. Perfect for those seeking peace and quality - whether as a holiday home or for year-round living.

Schedule a visit now and fall in love!.

## Features

|                        |                      |
|------------------------|----------------------|
| General categorization | Standard             |
| Bathroom               | Shower               |
| Kitchen                | Fitted kitchen, Open |
| Garden use             | Yes                  |
| furnished              | partly               |
| Cable / Satellite TV   | Yes                  |



## Location

Empuriabrava, also known as Ampuriabrava, was founded in 1967 and is affectionately referred to as the "Little Venice of Spain." Picturesquely located on the Gulf of Roses on the Costa Brava, this charming town has developed into one of Europe's most beautiful water sports destinations. Originally built on marshland, Empuriabrava now shines as a Mediterranean holiday paradise inspired by the design of Florida. The heart of Empuriabrava is its network of over 30 kilometers of navigable canals, which wind through the entire town and give it its unique character. With more than 5,000 moorings, the marina of Empuriabrava is considered the largest in Europe. Many of the luxurious villas and holiday homes feature gardens with private pools and direct boat access, allowing boats to dock right at the doorstep. Thanks to a smart road system, properties are easily accessible both by car and by boat via the canals. In addition to its famous marina, Empuriabrava is also a hotspot for skydiving.



Water sports enthusiasts can enjoy activities such as windsurfing, kitesurfing, and sailing. There are also numerous hiking and cycling trails that run through the picturesque surrounding landscape. The town is flanked by the rivers R   La Muga and Rec els Salins, which complete the idyllic scenery..



## Features

The house is partially furnished.



## Others

Contact us now to learn more about this dream property in Empuriabrava!.



Erdgeschosswohnung in Empuriabrava am Kanal



Erdgeschosswohnung in Empuriabrava am Kanal



Erdgeschosswohnung in Empuriabrava am Kanal



Erdgeschosswohnung in Empuriabrava am Kanal



Erdgeschosswohnung in Empuriabrava am Kanal



Erdgeschosswohnung in Empuriabrava am Kanal



Erdgeschosswohnung in Empuriabrava am Kanal



Erdgeschosswohnung in Empuriabrava am Kanal



Erdgeschosswohnung in Empuriabrava am Kanal



Erdgeschosswohnung in Empuriabrava am Kanal



Erdgeschosswohnung in Empuriabrava am Kanal



Erdgeschosswohnung in Empuriabrava am Kanal



Erdgeschosswohnung in Empuriabrava am Kanal

