



## Beautiful fishing house with spectacular views near the beach

This charming two-storey semi-detached fishing house is a gem located in an exceptional location in Roses, just 8 minutes walk from Canyelles Petites beach. With its unique design and modern amenities, this property offers an unrivalled coastal experience.

The house has a stunning terrace with panoramic views of the sea and beach, providing a perfect place to relax and enjoy the sea breezes. Additionally, at the back, you will find a terrace with a built-in barbecue and a private area for hanging clothes, making outdoor living and daily comfort easier.

On the ground floor, a spacious living-dining room elegantly merges with an open and fully equipped kitchen, creating a cosy atmosphere for life with family or friends.

The first floor houses two carefully designed bedrooms, one with sea views and the other with mountain views, allowing you to enjoy two equally captivating landscapes. A full bathroom is located just steps from the bedrooms, providing convenience and privacy.

The house is equipped with air conditioning in the master bedroom and has aluminium windows and doors throughout the property, guaranteeing a pleasant atmosphere in all seasons.

It is important to note that access to the home involves going down two floors of steps, which may not be suitable for people with mobility problems. However, this small limitation is more than compensated by the wonderful views and privileged location.

Although the property does not have a private parking space, the area offers ample parking options on the same street, a common practice among neighbours.

It has a tourist license (HUTG).

This semi-detached fishing house is a unique opportunity to enjoy seaside living in a peaceful and beautiful setting. Don't miss the opportunity to make this property your home on the coast!

Transaction	Sale
Category	House
Situation	Canyelles
Surface area	80 m <sup>2</sup>
Rooms	2
Bathrooms	1 bathroom
Terrace	10 m <sup>2</sup>
Central heating	Yes
Air conditioning	Yes
Plot	80
Furnished	Yes

275.000 €

