



House in Roses with a small seview

Elegant villa with a sea view in the distance over the bay of Rosas and the mountains, it is located in a quiet residential area, facing south and about 2km from the beach. The house is surrounded by a landscaped garden of 433 m2 with a very beautiful swimming pool.

On the ground floor: a beautiful living room consisting of an entrance hall, a reading area, a living room area with a pellet stove and air conditioning (hot/cold), a dining room area with a view of the garden and a fully equipped kitchen area very close to the outdoor terrace; a bedroom with a built-in closet and a ceiling fan; and a large bathroom with a walk-in shower.

Upstairs: you have two suites each with its own bathroom, a storage area and access to a large terrace of approximately 15m2, from which you have a view of the garden, a field of olive trees, the mountains and in the distance the Bay of Roses. From the corridor that goes to the ground floor you have access to a large balcony of approximately 5m2 with a magnificent view of the mountains. One of the bedrooms has air conditioning and both have a ceiling fan.

Outside: the garden is truly spectacular, with its tiled salt pool of approximately 7x3.5m and an outdoor shower, its flowerbeds with several types of plants and shrubs, a tiled area for the summer kitchen area with a climatic pergola for eating in the shade of the sun, an outdoor lounge area, a storage room of approximately 10m2, a parking area for 2/3 cars and a storage room for garden equipment.

Benefits: Private salt pool, air conditioning in 2 rooms, electric shutter in the living room, alarm, electrical pre-installation for the gate, parking for 3 cars. Sold partially furnished. The house has a tourist licence for seasonal rental.

Rosas beach at 2km, Rosas harbor at 4 km, Supermarket at 2km and cinemas at 3km, Roses Tennis & Padel Club: 7 minutes, Empuriabrava, aerodrome, skydiving and Windoor Realfly: 10 minutes, Aiguamolls equestrian center: 10 minutes, Hotel Perelada Wine Spa & Golf: 20 minutes, Cadaqués: 20 minutes, Figueres (TGV train): 25 minutes, Girona Airport: 50 minutes, Le Perthus Border (France): 45 minutes, Perpignan Airport: 60 minutes, Barcelona: 1h50 minutes

Annual property tax: €677

Transaction	Sale
Category	House
Surface area	141 m ²
Rooms	3
Bathrooms	3 bathrooms
Parking	Yes
Terrace	20 m ²
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	433
Furnished	Yes

495.000 €

