



## Spacious Town House in the Heart of Roses with Private Garden and large garage.

Charming town house located in the vibrant center of Roses, ideal for those who want to live close to all services and shops. This spacious property offers more than 270 m<sup>2</sup> of constructed area, as well as an intimate 30 m<sup>2</sup> interior garden with a built-in barbecue.

The house is distributed over three floors that combine functionality and comfort. On the ground floor, you find a large 150 m<sup>2</sup> garage, perfect for several vehicles or to be used as a storage space or workshop. Adjacent to the garage is the private garden, an ideal place to relax and enjoy the outdoors.

Going up to the first floor, you are welcomed by a bright and cozy living-dining room with access to a terrace, perfect for enjoying meals outdoors or simply relaxing. The independent and well-equipped kitchen is complemented by a practical design that makes food preparation easy. This floor also has a full bathroom and two bedrooms, one double and one single, each furnished to maximize space and comfort.

The second floor houses two additional double bedrooms, both spacious and with enough space for study or rest areas. A second full bathroom serves these bedrooms. In addition, this floor offers access to another solarium-style terrace, ideal for sunbathing in privacy or enjoying the urban views.

The facade of the house is in perfect condition, preserving the charm and character of the building, while the interior, maintained in its original state, offers endless possibilities to personalize and update according to your tastes and needs.

Don't miss the opportunity to visit and discover the potential of this beautiful property, perfect for both housing and investment.

|              |                    |
|--------------|--------------------|
| Transaction  | Sale               |
| Category     | House              |
| Surface area | 271 m <sup>2</sup> |
| Rooms        | 5                  |
| Bathrooms    | 3 bathrooms        |
| Parking      | Yes                |
| Garage       | Yes                |
| Plot         | 190                |

449.000 €

