



## Renovated Villa with Pool and Tourist License

Located in the exclusive Mas Fumats urbanization in Roses, this magnificent 3-bedroom home offers the perfect balance between luxury, comfort, and breathtaking views. Fully renovated with high-quality materials, every corner of the property has been designed to impress. From the moment you enter, you can feel the attention to detail, with modern finishes that create a warm and welcoming atmosphere. One of the spacious and bright bedrooms is a master suite, offering a private and exclusive space. The two bathrooms, both equipped with walk-in showers, stand out for their contemporary design, providing daily comfort and luxury.

The house is entirely on one level, making every space easily accessible. From the main terrace, a staircase leads down to the private pool – a perfect spot to relax under the Mediterranean sun. This outdoor space also offers an ideal area to install a summer kitchen, perfect for long barbecue evenings and outdoor gatherings. Furthermore, for those wishing to extend the home, it is possible to create two additional bedrooms with a bathroom, making this property a flexible and adaptable space to suit each buyer's needs.

Comfort is guaranteed year-round thanks to the mains gas heating and air conditioning systems installed in all rooms, ensuring an optimal atmosphere both in summer and winter. In addition, the house includes extra practical spaces such as a storage room and a separate laundry room, making daily life and household organization easier.

When it comes to parking, the property offers enough space for three cars, an essential feature for those who value convenience and the comfort of hosting guests or owning multiple vehicles.

Finally, the jewel of this property is its impressive rooftop solarium terrace, a magical spot from which to enjoy magnificent panoramic views over the Bay of Roses. Ideal for relaxing, sunbathing, or simply contemplating the sea in the distance, this terrace is the perfect place to disconnect and enjoy the lifestyle offered by the Costa Brava.

Transaction	Sale
Category	House
Work category	New construction
Surface area	150 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms
Parking	Yes
Terrace	Surface area
Swimming pool	Yes
Air conditioning	Yes
Land	500
Furnished	Yes

679.000 €









