



## House for sale with large mooring in Santa Margarita, Roses

This house was purchased by its current owners 16 years ago and has been completely and extensively renovated and furnished with very fine furniture. No expense was spared here and attention was paid to quality. The house is located directly on the canal and has a large mooring.

A wide, covered driveway offers space for a large vehicle, motorbike and much more. The original, small garage has been converted into a very well-equipped storage and tool room. In the driveway area there is also a room for waste and for storing firewood and the like.

On the ground floor of the house is the entrance area, which is currently used as an office, an ironing room and storage room, separate washing machine and tumble dryer next to a drying area, shower and WC.

In the main living area you will find a lovely American kitchen and the elegantly furnished living room with fireplace. A large terrace, outdoor toilet, wellness area with whirlpool, sauna, shower and loungers for relaxing, fountains and pretty plants and a cosy seating area in the outdoor area invite you to spend some quality time and round off the comfort.

The staircase leading upstairs has an almost new stair lift.

On the first floor there are 2 double bedrooms, also equipped with high-quality furniture, a terrace and the bathroom.

The house has a total of 3 toilets with special flushing facilities.

There are 3 air conditioning units installed, 2 on the ground floor and one on the first floor.

The house has an alarm system, video intercom, TV system, telephone and internet.

The high-quality aluminium windows have armoured glass and are fitted with fly screens. The very large windows in the living room let in plenty of natural light and create a very pleasant atmosphere.

There is central heating fuelled by heating oil. Many radiators ensure that the house remains warm and cosy even in winter.

This house is ideal for those with a particular taste for elegance and classicism, and the stair lift also makes the house interesting for those who find climbing stairs difficult. However, the house is not completely step-free.

The house is being sold fully furnished.

Transaction	Sale
Category	House
Surface area	120 m <sup>2</sup>
Rooms	2
Bathrooms	3 bathrooms
Parking	Yes
Garage	Yes
Mooring	Yes
Air conditioning	Yes
Land	289
Furnished	Yes

560.000 €









