



## **Lovely and completely renovated villa with 3 apartments, private swimmingpool and garage**

### **A SMART INVESTMENT IN A SUNNY PARADISE**

This unique villa in Mas Fumats, Roses, represents the perfect blend of comfort, profitability and Mediterranean lifestyle. With typical Costa Brava architecture completely renovated and three independent living units, this property is ideal for those seeking a permanent residence with rental income or for the discerning investor looking for a charming home with high tourist potential.

Located in a peaceful yet strategic area, just minutes from the sea, the centre of Roses and with quick access to shops and services, this villa offers a rare combination of privacy and convenience.

### **THREE INDEPENDENT SPACES TO LIVE AND EARN**

The main house is distributed over two levels plus a separate studio, each with its own entrance, ensuring full privacy.

The ground floor apartment offers a comfortable living area with lounge and kitchen, two double bedrooms and two full bathrooms, one of them en suite. It is perfect for year-round living, with space, comfort and accessibility.

On the first floor, a bright and welcoming apartment features a spacious living-dining room with a fully equipped open-plan kitchen, two large bedrooms and a stylish bathroom with shower. A large south-facing terrace offers uninterrupted views of the Bay of Roses, the Mediterranean Sea and the hills of the Alt Empordà.

The independent studio, with its own entrance, is ideal for hosting guests or generating additional income. It includes a small lounge with kitchenette, bedroom and bathroom with shower. Compact yet functional, it's ready to rent or to use as an inspiring remote work space.

### **OUTDOOR SPACES TO ENJOY ALL YEAR ROUND**

The heart of this villa lies in its outdoor areas. A beautiful saltwater pool surrounded by semi-covered terraces invites you to spend long days relaxing under the Costa Brava sun.

The low-maintenance Mediterranean garden, full of charm, brings greenery, privacy and that unmistakable scent of pine, rosemary and lavender. Whether for breakfast outdoors or a dinner under the stars, the terraces offer the perfect setting.

### **GARAGE, COMFORT AND EASY ACCESS**

The property features a closed garage, ideal for storing your car, bikes or beach equipment. In addition, access to the house is easy and flat, and there is space to park more vehicles within the plot.

Transaction	Sale
Category	House
Surface area	265 m <sup>2</sup>
Rooms	5
Bathrooms	4 bathrooms
Parking	Yes
Garage	Yes
Terrace	Surface area
Swimming pool	Yes
Air conditioning	Yes
Land	595
Furnished	Yes

775.000 €





