



## Comfort and Cosiness — Ready to Enjoy!

Anyone who believes that a small apartment can't offer multiple sleeping areas while also providing an atmosphere full of comfort, cosiness and a holiday feeling will be pleasantly surprised here.

This charming apartment, owned by the same family for three generations, was completely renovated a few years ago with great attention to detail — something you can feel in every corner.

It's located in the iconic "Nancy" building, right in the heart of Santa Margarita, directly on the canal, and boasts one of the best positions within the building: all windows (except the bathroom) offer beautiful views of the water.

If you're looking to avoid renovation work and simply move straight in, this is the perfect choice. The apartment features a modern, fully equipped kitchen, a contemporary bathroom, aluminium windows, insect screens, an electric awning, and many other lovingly designed details.

A special highlight — and extremely rare in the Nancy building — is the PRIVATE PARKING NOT, included in the price. It's located only about 50 metres away. Its value €20,000.

Come and see this wonderful apartment for yourself. Sit on the terrace, enjoy the canal views and soak up the special atmosphere. Simply arrive and start your holiday — or live here all year round. It truly lacks nothing!

The homeowners' community is also notable for relatively low service charges, which might only increase if a decision is made soon to install a lift — something that would in any case be an additional benefit. It has a communal mooring area.

Transaction	Sale
Category	Apartment
Situation	Avenida CAP DE LA GOLA, Roses
Built area	55 m <sup>2</sup>
Useful area	45 m <sup>2</sup>
Occup. cert.	CHG00898417001
Condition	Restored
Rooms	3
Bathrooms	1 bathroom
Parking	Yes
Terrace	6 m <sup>2</sup>
Mooring	Yes
Furnished	Yes

169.000 €





