



## House with spacious garden and pool for sale in Mas Boscà Roses

House with tourist license for sale in Mas Boscà, Roses  
A charming property located between two streets —allowing two direct accesses to the garden— in a quiet area just 3 km from the center of Roses and close to open fields.

The house offers a comfortable and functional layout:

Bright living-dining room

Independent kitchen

2 bedrooms with built-in wardrobes

1 bathroom with shower and 1 additional W.C.

It comes equipped with aluminum double-glazed windows, air conditioning, security alarm, and is sold furnished, ready to move into.

Outside, you can enjoy a covered terrace, a large garden with private pool, and a storage room, perfect for relaxing or spending time with family and friends.

The property also offers an interesting possibility for extension, either by enlarging the current floor or adding a second level.

Thanks to its tourist license (HUTG-010825), location and layout, it is an ideal home for year-round living, a second residence, or a seasonal rental investment.

Transaction	Sale
Category	House
Situation	Calle Urgell, Roses
Built area	68 m <sup>2</sup>
Useful area	50 m <sup>2</sup>
Occup. cert.	CHG00558413001
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom , 1 toilet
Parking	Yes
Utility room/area	Yes
Terrace	12 m <sup>2</sup>
Garden	390 m <sup>2</sup>
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	438
Furnished	Yes

320.000 €





