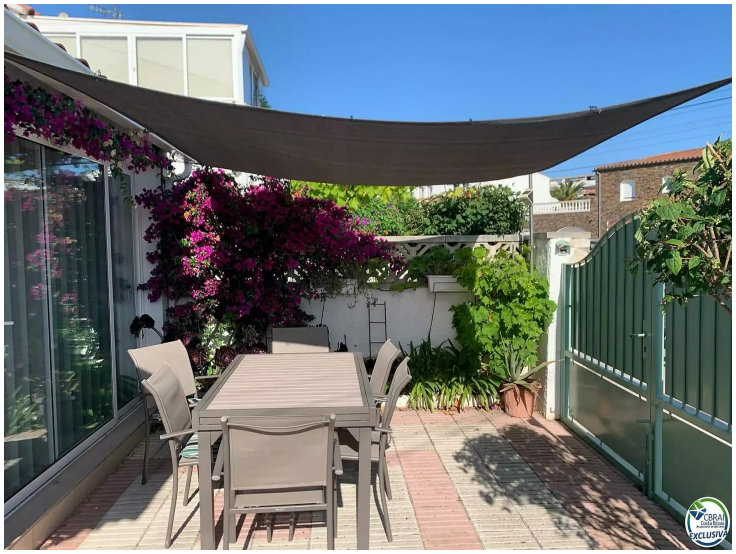
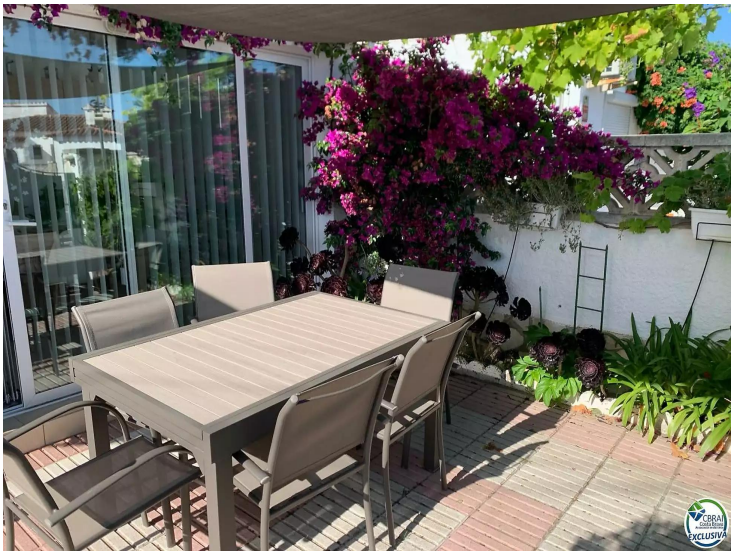








ref. 10/6417

Beautiful 3 bedroom house with garden in Santa Margarita-Roses

This lovely 98 m² house, built on a 168 m² plot, is located in a very quiet neighborhood in the heart of Santa Margarita Rosas, 1,700 meters from the main beach and close to supermarkets and restaurants, perfect for both summer and winter.
From the entrance, with its beautiful veranda, you'll be charmed by the living room, bathed in natural light and inviting, thanks to its sunroom.
The fully equipped kitchen, open to the living room, is perfect for everyday family comfort.
On this level, the ground floor, there are two attractive bedrooms with wardrobes and storage, as well as a bathroom with a large, convenient walk-in shower.
Upstairs, you'll discover a beautiful library space, as well as a third bedroom with a wardrobe and an en-suite bathroom with a shower, ideal for privacy, whether for friends or family.
All windows are double-glazed aluminum, and both bathrooms have windows and mechanical ventilation. The reversible air conditioning will ensure optimal living comfort in all seasons.
There's nothing to touch in this peaceful interior setting, and the entire property is in pristine condition.
The garden, situated on three sides, offers perfect privacy for enjoying unforgettable moments around a barbecue area. You'll notice the presence of a garden shed, ideal for essential storage, as well as a built-in extension providing various storage options, and a classic outdoor sink that serves as an extension to the kitchen, for example, during the summer months.
The property's entrance gate is large enough to accommodate a vehicle if needed, and the garden offers ample space for scooters, bicycles, windsurfing boards, and more. Furthermore, parking in front of the house is extremely easy, a significant advantage. This house also boasts access to a beautiful, large communal swimming pool shared by the few houses in the neighborhood, located across the street. He understands that this property will attract future buyers eager to live there year-round, but also simply during the summer season.
A unique and top-quality property for a sound investment on the Costa Brava. Sold semi-furnished.

Transaction	Sale
Category	House
Situation	Calle de la punta de la ferrera, Roses
Built area	98 m^2
Condition	Good condition
Rooms	3
Bathrooms	2 bathrooms
Utility room/area	Yes
Garden	Yes
Central heating	Yes
Air conditioning	Yes
Plot	218 m^2

315.000 €





