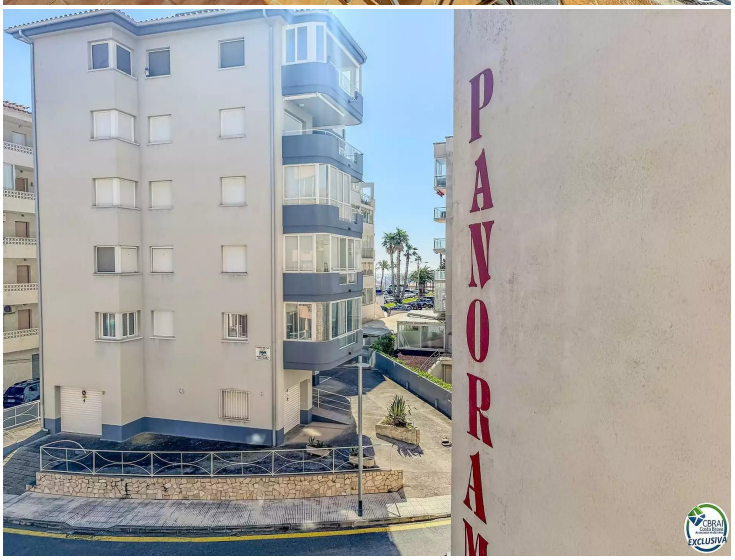


Cosy 2-bedroom apartment with terrace — Roses (Santa Margarita)

Apartment for sale located at Carrer Roca Llarga, 7, in the Santa Margarita area of Roses, just minutes from the beach and all amenities. Bright property on the second floor, with an outward-facing terrace, ideal as a second home or holiday residence.
The property features a living-dining room with terrace access, a separate fitted kitchen, two bedrooms and a full bathroom with shower. Terrazzo flooring, it retains its Mediterranean character and is delivered in good condition, ready to move in. The building has no lift.
Carrer Roca Llarga, 7 — Roses (Santa Margarita)
Second floor · no lift
Resale, in good condition · 2 bedrooms · 1 bathroom
Usable area: 49.07 m² · Built area: 66 m²
Year of construction: 1971
Energy rating: G (Consumption G 265 kWh/m²·year / Emissions F 51 kg CO?/m²·year) — Ref. 2Z15B8543
Habitability certificate reference: CHG00455526001
Transfer tax (ITP): current rate · Notary and registry fees as per schedule
AICAT Reg. No. A12184

Transaction	Sale
Category	Apartment
Situation	Carrer ROCA LLARGA, Roses
Built area	50 m^2
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom
Washing machine	Yes
Utility room/area	Yes
Terrace	7 m^2
Furnished	Yes

178.000 €












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