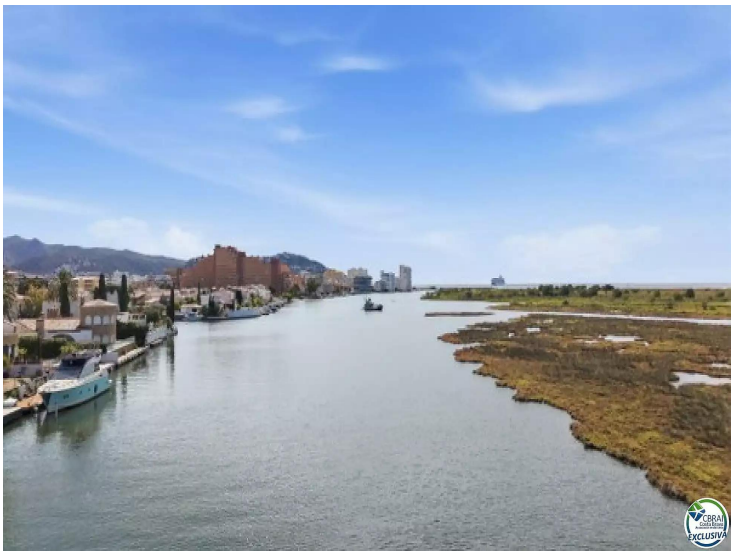








## Miren bien! – Regardez bien! – Bitte genau hinschauen! – Have a good look!

Are you looking for:
A prime location?
A quiet villa neighbourhood, south-facing,
a large protected mooring (24 m) directly by the house?
Do you need space?
Do you like individuality?
A house with charm?
Space for vehicles? A garage?
Should it at least be possible to build a swimming pool?
Then you should take a closer look here.
Here is a house that has been in the same family since it was built 50 years ago, now looking for a new owner!
A solidly built house, always well maintained and loved.
But at some point the time comes when one must let go, even if it is difficult.
Is it you?
The buyer looking for something special?
Someone who does not settle for something ordinary?
Someone with enough imagination to make the careful changes needed to transform this house into the perfect, charming and individual home that it has been for the current family and that it can become for the next owners?
Take a closer look at the pictures and plans and let your imagination run free.
It's worth it!
Stressed housing area. The owner is not considered a large property holder.
In compliance with Law 3/2017 of 13 February of the Civil Code of Catalonia, approving the Consumer Information Regulations for the sale and purchase of residential properties, agency fees included in the price, clients are informed that the indicated price does not include costs arising from the transaction, such as notary fees, land registry fees, applicable taxes (ITP or VAT + Stamp Duty), nor any other costs inherent to the sale and purchase process.

| | |
|---|---|
| Transaction | Sale |
| Category | House |
| Situation | Carrer FLUVIA, Roses |
| Built area | 385 $m^2$ |
| Useful area | 212 $m^2$ |
| Condition | Good condition |
| Rooms | 6 |
| Bathrooms | 4 bathrooms |
| Garden | Yes |
| Mooring | Yes |
| Air conditioning | Yes |

1.800.000 €



















