



House with tourist licence, swimming pool and views over the Bay of Roses

When the current owner first visited this house, it was not its size that won her over.

It was its charm, its peaceful setting and, above all, the open views over the Bay of Roses.

The property offers approximately 100 m² and has been designed for comfortable, uncomplicated living. The daytime area includes an open-plan kitchen and dining room, together with a bright living room that opens directly onto the main terrace.

And this is where the house truly comes into its own.

The terrace faces southwest and receives sunlight from approximately 1 p.m. From the living-room sofa or the terrace itself, you can enjoy some of the most beautiful sunsets over the Bay of Roses.

The house has three bedrooms.

The main bedroom was created by converting a former storage room and is located three steps below the level of the rest of the house. It is an en-suite bedroom, offering greater privacy and independence, with its own bathroom.

The other two bedrooms are compact but well designed. Each can comfortably accommodate a 160 cm-wide bed and includes built-in wardrobes. The property also has a second bathroom with a shower.

The house has been completely renovated and features microcement flooring and aluminium windows with excellent insulation. The microcement has a few scratches and marks from normal use, something worth mentioning, although it does not affect the comfort or charm of the property.

On the north side of the house, there is a small swimming pool and another pleasant outdoor area. During the summer, it receives sunlight from early morning until approximately 4 p.m., when some shade gradually begins to appear.

This combination is particularly practical. In the morning, you can enjoy the sunshine and beautiful sunrises, while on extremely hot days, the shaded area allows you to continue enjoying the outdoors without having to stay inside.

The property is situated at the end of a quiet street, so there is hardly any passing traffic. Usually, the only cars are those of neighbours driving up to turn around. It is a peaceful location, ideal for relaxing and enjoying the surroundings.

The house has one private parking space, mains gas heating and air conditioning. Although it does not have solar panels, it is a very bright and energy-efficient home. The current owners pay around €70 per month for electricity, even when

Transaction	Sale
Category	House
Situation	Calle cordova, Roses
Built area	100 m ²
Useful area	85 m ²
Condition	Restored
Rooms	3
Bathrooms	2 bathrooms
Parking	Yes
Utility room/area	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	298 m ²

489.000 €



