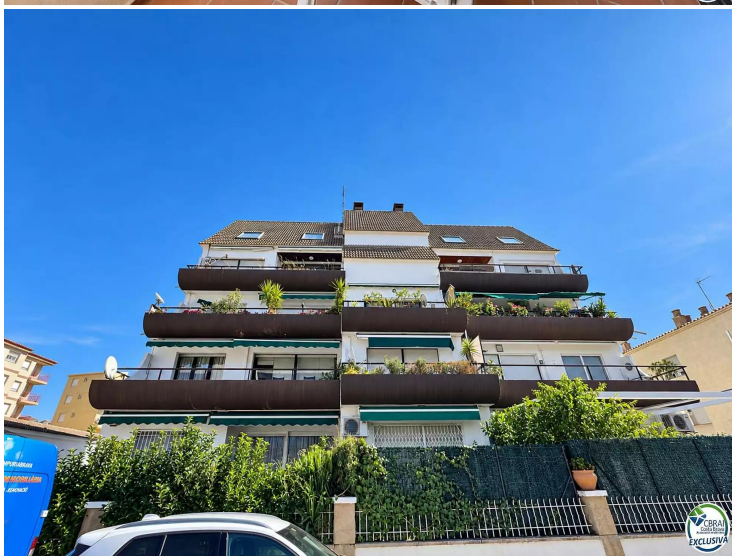


Spacious studio with terrace and tourist licence 80 metres from Santa Margarita beach - Roses

Just 80 metres from Santa Margarita beach, on the first floor of the Eden Mar building, this 43.70 m² studio comes with a 9.80 m² terrace surrounded by greenery and fitted with an awning, perfect for dining outdoors. The interior is laid out on two levels: the living and sleeping area, opening directly onto the terrace through a wide glass door, and, a few steps up, the dining area and kitchen equipped with a ceramic hob, fridge-freezer, washing machine and microwave. A wooden slatted partition separates the spaces without blocking the light, while a built-in wardrobe and a bathroom complete the layout. With air conditioning, communal parking within the grounds and a tourist rental licence (HUTG), it works equally well as a holiday home or as a holiday rental investment.

Santa Margarita is one of the most sought-after areas of Roses: a fine sandy beach, a seafront promenade leading on foot to the town centre, a network of navigable canals and every amenity close at hand, with shops, restaurants and beach bars, and the Aiguamolls de l'Empordà Natural Park just minutes away. A great opportunity to enjoy the Costa Brava right by the beach. Contact us for further information or to arrange a viewing.

Transaction	Sale
Category	Studio
Situation	Carrer DE LA PUNTA DEL PONENT, Roses
Built area	44 m^2
Condition	Good condition
Bathrooms	1 bathroom
Central heating	Yes
Air conditioning	Yes
Furnished	Yes

185.000 €





