



## Magnificent house with spectacular views of the Bay of Roses

House of 199 m<sup>2</sup> on a plot of 1825 m<sup>2</sup>.

We invite you to discover this villa, located on a plot of 1815m<sup>2</sup>, with a living area of 199m<sup>2</sup>.

A perfect home to enjoy peace and comfort in a natural setting of great beauty, ideal for those seeking quality of life and tranquility.

On the ground floor, the property offers an elegant entrance hall, a spacious living-dining room with plenty of natural light, a fully equipped separate kitchen opening onto a 66m<sup>2</sup> terrace with a summer kitchen, a laundry room, 2 double bedrooms, and 2 bathrooms. Additionally, it has a closed garage of 45m<sup>2</sup>.

On the upper floor, you will find the master bedroom with an en-suite bathroom, offering privacy and comfort.

Extras:

Double-glazed windows

Air conditioning

Year of construction: 1996

Bedroom with built-in wardrobes

Bedrooms on the ground floor: 2

Habitation certificate

Double glazing

Ideal for rentals

Updated energy certificate

Outdoor shower

Large closed garage

Central heating with diesel

Summer kitchen on the terrace

Additional outdoor parking

Chlorine pool and large relaxation area

Storage room for additional storage

Covered terrace and large open terrace

Veranda to enjoy the views

Built-in wardrobes in all bedrooms

Transaction	Sale
Category	Single family house
Municipality	Alt Empordà
Surface area	199 m <sup>2</sup>
Rooms	3
Bathrooms	3 bathrooms
Parking	Yes
Garage	Surface area
Terrace	Surface area
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	1.815 m <sup>2</sup>

880.000 €

