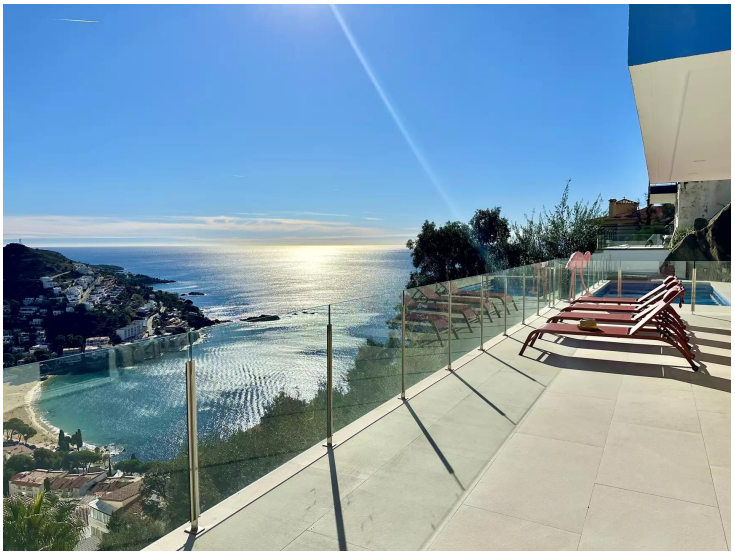


Villa for sale in Roses with pool and sea view – Canyelles

EXCLUSIVITY WITH TOURIST RENTALS LICENSE

Contemporary villa for sale in Roses, Costa Brava, located in the prestigious cove of Canyelles, one of the most sought-after areas in the region. This unique property combines modern architectural design, a privileged location and breathtaking panoramic views of the Sea.

The house features three spacious bedrooms, one of them en suite with a private bathroom, as well as two full bathrooms, a guest toilet, laundry room and pantry.
The bright living-dining room, with large windows, opens onto a spectacular terrace overlooking the sea, next to a fully equipped open-plan kitchen with high-end finishes.

Outside, you can enjoy a private pool, a large sunny terrace and a summer kitchen area — perfect for enjoying the Mediterranean climate all year round.

The villa also offers a lift, parking for several vehicles and all modern comforts ensuring maximum convenience and luxury.

A luxury property in Roses, ideal as a main residence, holiday home or exclusive investment with a tourist rentals license.

Transaction	Sale
Category	Single family house
Situation	JOAN LLUIS VIVES, Roses, Alt Empordà
Built area	234 m^2
Condition	
Rooms	3
Bathrooms	2 bathrooms , 1 toilet
Parking	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	647 m^2
Lift	Yes

1.200.000 €



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