



## Beautiful villa with 24 meters mooring for sale in Roses

Luxury house with mooring, pool and large garage Santa Margarita

High quality luxury villa with designer finishes, the house is located on the large canal of Santa Margarita (Roses) and has a mooring of 24 meters. Sailboats and yachts up to 22m in length are allowed on these channels and there are no bridges that limit the height of the boats. The house was built in 2008 and is a solid construction to enjoy comfortably throughout the year. It is distributed in two floors. On the ground floor there is an imposing entrance, three bedrooms (one en suite with dressing room), a toilet, a modern separate kitchen and a spacious living / dining room with access to the covered terrace and the swimming pool surrounded by a beautifully designed garden. The first floor is a separate house with its own kitchen, two bedrooms, two bathrooms and a living / dining room with access to a large terrace. All floors communicate with an elevator (forklift), which also allows you to go down to the garage that occupies the entire footprint of the house.

Observations: Ducted air conditioning heating. Garage for at least 6 cars. DIY space. Alarm system with video surveillance. Centralized security shutters.

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|-------------------|--------------------|
| Transaction       | Sale               |
| Category          | House with mooring |
| Municipality      | Alt Empordà        |
| Surface area      | 523 m <sup>2</sup> |
| Rooms             | 5                  |
| Bathrooms         | 3 bathrooms        |
| Parking           | Yes                |
| Garage            | Yes                |
| Washing machine   | Yes                |
| Utility room/area | Yes                |
| Terrace           | Yes                |
| Garden            | Yes                |
| Swimming pool     | Yes                |
| Central heating   | Yes                |
| Air conditioning  | Yes                |
| Land              | 760 m <sup>2</sup> |
| Balcony           | Yes                |
| Lift              | Yes                |
| Furnished         | Yes                |

1.950.000 €



