



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

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
Garden	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	1.815 m <sup>2</sup>

890.000 €

