



## Apartment on the seafront with tourist rentals licence sea views and pool in Canyelles-Roses

Superb apartment with tourist rentals license HUTG, located on the first line of the sea with a pool for sale in Rosas.

Apartment of 57 sqm with a beautiful terrace of 10 sqm with a splendid sea view. It consists of a living room, 1 open kitchen, 2 double bedrooms with wardrobes, and 1 bathroom with shower.

The residence has a superb community swimming pool with sea views and direct access to the seafront walking path and the sea. Community parking with the possibility to reserve a spot for the summer months.

Beach within less than a 10-minute walk thanks to the coastal path along the sea.

High rental profitability (with tourist rentals license), and ideal as a second home for your vacations.

Price: **255.000 €**

Well-maintained residence with pool, elevator, concierge, and bicycle storage.

|                |             |                  |                   |
|----------------|-------------|------------------|-------------------|
| Transaction:   | Sale        | Category:        | Flat / apartment  |
| Situation:     | Alt Empordà | Surface area:    | 57 m <sup>2</sup> |
| Rooms:         | 2           | Bathrooms:       | 1 bathroom        |
| Parking:       | Yes         | Terrace:         | Yes               |
| Swimming pool: | Yes         | Central heating: | Yes               |