



## 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

**Price: 890.000 €**

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  
Municipality: Alt Empordà  
Rooms: 3  
Parking: Yes  
Terrace: Surface area  
Swimming pool: Yes  
Air conditioning: Yes

Category: House  
Surface area: 199 m<sup>2</sup>  
Bathrooms: 3 bathrooms  
Garage: Surface area  
Garden: Yes  
Central heating: Yes  
Land: 1.815 m<sup>2</sup>