

IRV419
Empuriabrava
1450000 EUR

 998 m²

 2004 m²


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Majestic villa of almost 1.000 m² with a plot of more than 2.000 m² for sale in Roses, Costa Brava. South facing, 2 minutes drive from the beach. House with impressive design, elegant architecture, with top quality materials. Heated indoor pool, jacuzzi, sauna, gym. Possibility to add a swimming pool outside.

El Nido is an ideal property for family and guest living, both indoors and outdoors.

El Nido also has wonderful possibilities for operating in different kinds of business: rural hotel, tourist rental, meditation center, retirement home for temporary stays, yoga, etc. The activities can be carried out outside the summer season, since the villa has its own spa area.

MAIN FLOOR :

Distributor hall and large bright living room, opening onto a very large terrace-solarium of more than 100m². Elegant onyx fireplace. Attached to the living room is a reading room, with sloping ceilings and wooden beams.

Noble woods from Cameroon are present everywhere (parquet flooring, beams and coffered ceilings, shelves, etc.). The floors in the rooms are parquet floored and those in the corridors are made of ceramic.

From the living room we access the separate dining room and from there to the traditional and comfortable kitchen, with wooden furniture.

Also on this floor we notice the sumptuous office, with walls covered in wood. A guest toilet completes the rooms on this floor.

UPPER FLOOR :

Elegant and comfortable master suite, with a luxurious pink marble bathroom, modern separate shower room and access to a semi-circular mirrored terrace that borders a Cordoba-style skylight; another en-suite bedroom, also with en-suite shower room and access to the terrace and a third en-suite bedroom, with bathtub and window to the terrace, although without direct access to it. All rooms in the house have fitted wardrobes and there are also wardrobes in the access hallways.

Also on the upper floor there is a second office with total privacy, as it is accessed by stairs and is located on a higher level than the other rooms.

LOWER FLOOR :

The entrance to the house is through the main (middle) floor, while the lower floor has direct access to the garden. Here is the large leisure area, perfect for entertaining our guests: heated indoor pool (purified with chlorine), with marble ledges covered with parquet flooring; sauna, jacuzzi and shower area; very spacious dining room with floor-to-ceiling windows overlooking the garden, ideal for dining with guests and celebrations; summer or auxiliary kitchen, to spend the whole day on this floor.

On the lower floor we find 3 en-suite bedrooms (bathrooms with bathtub) that overlook the patio, although they do not have direct access to it; Multipurpose room with fitted wardrobes, which is currently used as a gym.

Large service area, with: wine cellar, laundry room, luggage storage, technical room, a small storage room, two toilets and an en-suite bedroom for the service staff. From here there is also access to the garage for two cars.

GARDEN:

We highlight the wide grassy meadow with mature trees (willow, olive), all bordered by high hedges and rockeries with mature plants (yuccas, fruit trees, roses...); A large stone platform protected from the sun by two acacia trees is the perfect place for alfresco dining; brick barbecue attached to the façade, with a tiled roof, sink and auxiliary cabinet; kennel and wooden shed for tools.

The façade facing the street is clad in Cadaqués stone, in the traditional architectural style of the country (flat stone such as slate, also called Licorella, in shades of grey, black or rust, which is stacked to build the walls).

The property is located a 2 minute drive from the promenade, the beach and the centre of Rosas, with its abundance of restaurants, bars, shops, pharmacies, supermarkets...

El Nido is undoubtedly one of the most outstanding properties in Rosas and the entire Alt Ampurdán region.

NEARBY SERVICES :

Rastell Beach: 2 minutes by car.

Roses Promenade & Beach: 2 minutes by car

Carrefour, Lidl and Mercadona supermarkets: 3 minutes by car

Covered Roses Market: 3 minutes by car

Restaurants, bars, beach bars, shops

Pharmacies, supermarkets...

Key characteristics:

Exclusive property, Investment property

Private garden

Private indoor jacuzzi

American fully equipped kitchen

Good condition

Fully furnished

Environment:

Beautifully located, Quiet neighbourhood, Residential zone, Close to shopping area, Close to town centre

View:

Garden / Park view

Features - Outside:

Exterior barbecue

Rooms:

bedrooms

8 bathrooms

1 living/dining rooms

