

**CBR5022**
**Rosas**
**495000 EUR**

 141 m<sup>2</sup>

 433 m<sup>2</sup>


3



3


 20 m<sup>2</sup>

Elegant villa with a sea view in the distance over the bay of Rosas and the mountains, it is located in a quiet residential area, facing south and about 2km from the beach. The house is surrounded by a landscaped garden of 433 m<sup>2</sup> with a very beautiful swimming pool. On the ground floor: a beautiful living room consisting of an entrance hall, a reading area, a living room area with a pellet stove and air conditioning (hot/cold), a dining room area with a view of the garden and a fully equipped kitchen area very close to the outdoor terrace; a bedroom with a built-in closet and a ceiling fan; and a large bathroom with a walk-in shower. Upstairs: you have two suites each with its own bathroom, a storage area and access to a large terrace of approximately 15m<sup>2</sup>, from which you have a view of the garden, a field of olive trees, the mountains and in the distance the Bay of Roses. From the corridor that goes to the ground floor you have access to a large balcony of approximately 5m<sup>2</sup> with a magnificent view of the mountains. One of the bedrooms has air conditioning and both have a ceiling fan. Outside: the garden is truly spectacular, with its tiled salt pool of approximately 7x3.5m and an outdoor shower, its flowerbeds with several types of plants and shrubs, a tiled area for the summer kitchen area with a climatic pergola for eating in the shade of the sun, an outdoor lounge area, a storage room of approximately 10m<sup>2</sup>, a parking area for 2/3 cars and a storage room for garden equipment. Benefits: Private salt pool, air conditioning in 2 rooms, electric shutter in the living room, alarm, electrical pre-installation for the gate, parking for 3

cars. Sold partially furnished. Rosas beach at 2km, Rosas harbor at 4 km, Supermarket at 2km and cinemas at 3km, Roses Tennis & Padel Club: 7 minutes, Empuriabrava, aerodrome, skydiving and Windoor Realfly: 10 minutes, Aiguamolls equestrian center: 10 minutes, Hotel Perelada Wine Spa & Golf: 20 minutes, Cadaqués: 20 minutes, Figueres (TGV train): 25 minutes, Girona Airport: 50 minutes, Le Perthus Border (France): 45 minutes, Perpignan Airport: 60 minutes , Barcelona: 1h50 minutes Annual property tax: €677

Good condition

Fully furnished

**View:**

Sea view, Landscape & mountain view, Terrace / Swimming pool view

**Rooms:**

bedrooms

3 bathrooms

3 extra toilets