



## Villa for sale in Roses with pool and sea view – Canyelles

### EXCLUSIVITY WITH TOURIST RENTALS LICENSE

Contemporary villa for sale in Roses, Costa Brava, located in the prestigious cove of Canyelles, one of the most sought-after areas in the region. This unique property combines modern architectural design, a privileged location and breathtaking panoramic views of the Sea.

The house features three spacious bedrooms, one of them en suite with a private bathroom, as well as two full bathrooms, a guest toilet, laundry room and pantry. The bright living-dining room, with large windows, opens onto a spectacular terrace overlooking the sea, next to a fully equipped open-plan kitchen with high-end finishes.

Outside, you can enjoy a private pool, a large sunny terrace and a summer kitchen area — perfect for enjoying the Mediterranean climate all year round.

The villa also offers a lift, parking for several vehicles and all modern comforts

**Prijs: 1.200.000 €**

ensuring maximum convenience and luxury.

A luxury property in Roses, ideal as a main residence, holiday home or exclusive investment with a tourist rentals license.

Verrichting:	Verkoop	Type:	Huis
Situation:	JOAN LLUIS VIVES, Roses, Alt Empordà	Bebouwde opp.:	234 m <sup>2</sup>
Bewoonbaarh.cert		Conditie:	
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Slaapkamers:	3	Bathrooms:	2 bathrooms , 1 toilet
Parking:	Ja	Wasruimte:	Ja
Bergruimte:	Ja	Terras:	Ja
Zwembad:	Ja	Centraal	Ja
AA/CC:	Ja	verwarming:	
Lift:	Ja	Plot:	647 m <sup>2</sup>