



**Nice apartment in Roses, just 3 minutes walk to the beach and with garage.**

With garage, two bedrooms and elevator.

Beautiful and cozy apartment located just a few minutes from the beach and the center of Roses, ideal both as a year-round residence or a holiday getaway.

The property features a bright living area with a fully equipped open-plan kitchen, seamlessly connected to a pleasant living-dining room with access to a charming balcony, perfect for relaxing.

It offers two bedrooms: a comfortable double bedroom with built-in wardrobe and a single bedroom, ideal for different needs. There is also a practical garage and storage room where the washing machine and water heater are located.

The apartment is equipped with electric radiators and reversible air conditioning, ensuring comfort all year round.

**Price: 317.000 €**

**An excellent opportunity in a prime location!**

Transaction:	Sale	Category:	Flat / apartment
Municipality:	Alt Empordà	Surface area:	57 m <sup>2</sup>
Rooms:	2	Bathrooms:	1 bathroom
Garage:	Surface area	Washing machine:	Yes
Utility room/area:	Yes	Central heating:	Yes
AA/CC:	Yes	Balcony:	Yes
Lift:	Yes	Furnished:	Yes