



**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
Situation:	Granada, Roses, Alt Empordà	Built area:	57 m <sup>2</sup>
Useful area:	50 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	2
Bathrooms:	1 bathroom	Garage:	30 m <sup>2</sup>
Washing machine:	Yes	Utility room/area:	Yes
Central heating:	Yes	AA/CC:	Yes
Balcony:	Yes	Lift:	Yes
Furnished:	Yes		