



Impressive villa in Roses 2 minutes by car from the beach

It has fantastic tennis courts, basketball and a heated indoor pool

Elegant villa of almost 1,000 m² with a large garden for sale in Roses, on the Costa Brava. Exquisite architecture, noble materials, large leisure spaces, heated indoor pool, tennis and basketball courts, facing south, 2 minutes drive from the beach.

El Nido is a stunning property with everything to enjoy life with family and guests, both indoors and outdoors.

With a minimal reform, El Nido could also be ideal for exploitation as a tourist rental business, meditation/yoga center, a clinic for temporary stays, etc. All this even outside the summer season: heated indoor pool, jacuzzi, sauna, gym...

THE MAIN FLOOR:

As soon as we enter the hallway we are enveloped by the warm and welcoming feeling provided by fine hardwoods from

Price: **1.890.000 €**

Cameroon forests, present everywhere (parquet, beams and coffered ceilings, shelves...). The floors in the rooms are parquet and those in the corridors are ceramic tile.

The large living room is extremely bright, as it opens onto a very large terrace-solarium of more than 100m². With its elegant onyx fireplace, it is the ideal place to spend winter evenings (or take refuge from the heat in summer, as all rooms have

integrated air conditioning). The most intimate corner, however, is the reading room, a space that joins the living room in an open plan, with a sloping ceiling and wooden beams. From the living room we access the separate dining room, which in turn leads to the kitchen, traditional in style and very cozy, thanks to its wooden furniture.

Another space to highlight on this floor is the office, magnificently decorated with wood-panelled walls. A guest toilet completes the rooms on this level.

THE UPPER FLOOR:

The elegant and cozy master suite has a luxurious bathroom decorated in pink marble, a separate modern shower room and access to a semicircular terrace bordering a Cordovan-style patio. We find here as well another bedroom suite, also with a shower room and access to the terrace and a third bedroom suite, with a bathtub and a window to the terrace, although no direct access to it. All the rooms in the house have built-in wardrobes and there are also several of them in the access corridors.

This floor also includes an office with absolute privacy, as it is accessible by a separate stair and is located on a higher level than the other rooms. The original architecture of this property creates independent spaces throughout.

THE LOWER FLOOR:

The entrance to the house is on the main (intermediate) floor, while the lower floor has direct access to the garden. Therefore, here we find the impressive entertainment area which will make our house a paradise for our guests. It includes: heated indoor pool (chlorine purification), with marble edges covered with wooden decking; sauna, jacuzzi and shower area; a very large dining room with floor-to-ceiling windows that overlook the garden, perfect for meals with guests and celebrations; a complete auxiliary or summer kitchen, to spend all day on this floor.

The lower floor also has bedrooms (which no doubt will be children's favourites): three en-suite bedrooms (bathrooms with bathtubs) that overlook the patio, although they do not have direct access to it. There is also a multi-purpose room with fitted

wardrobes, which is currently used as a gym, but could be a perfect cinema room, a children's playroom or even be converted into an extra bedroom.

Also on this floor we find the large service area, with: cellar, laundry, luggage room, machine room, a small storage room, two toilets and a bedroom suite for service personnel. Access to the garage for two cars is here as well.

THE GARDEN:

The property's spectacular garden is the enjoyment place par excellence, whether playing sports, preparing a barbecue, enjoying an outdoor dinner or simply reading by the trees. Here we highlight the wide lawn with mature trees (willow, olive), all bordered by high hedges and rockery areas with mature plants (yucas, fruit trees, rose bushes...). There is a large stone

platform protected from the sun by two acacia trees, for outdoor meals. The tennis court, in perfect condition, also has basketball hoops. The barbecue, attached to the facade, is made of brick with a tiled roof, sink and an auxiliary cupboard.

There is also a kennel and a wooden shed for tools.

The entire facade facing the street is covered in stone from Cadaqués, in the traditional architectural style in this region (flat slate-like stones, of a variety also called Licorella, in shades of grey, black or rust, which are piled together to build the walls).

The property is located just over 10 minutes walk from the beach and 2 minutes by car from the promenade, the beach and the center of Roses, with a profusion of restaurants, bars, shops, pharmacies, supermarkets...

El Nido is, no doubt, one of the most outstanding properties in Rosas and in the entire Alto Ampurdán region.

THE PROPERTY INCLUDES:

- Indoor heated pool
- Terraces and solarium
- Tennis and basketball courts
- Heating
- Hot/cold air conditioning
- Garage for 2 cars

NEARBY SERVICES:

- Beach (Platja del Rastell): 2 minutes drive
- Roses promenade and beach: 2 minutes drive
- Carrefour, Lidl and Mercadona supermarkets: 3 minutes drive
- Roses Market: 3 minutes drive

Restaurants, bars, beach bars, shops
Pharmacies, supermarkets...

Transaction: Sale
Situation: Alt Empordà
Rooms: 7
Parking: Yes
Terrace: Yes
Garden: Yes
Plot: 3.154 m²

Category: House
Surface area: 998 m²
Bathrooms: 8 bathrooms
Garage: Yes
Courtyard: Yes
Air conditioning: Yes
Furnished: Yes