



**For sale: small gem with stunning views of Roses bay.**

700 meters from the beach

Welcome to our exclusive property, a charming traditional architecture cottage, located in an idyllic setting with exceptional panoramic views of the Cap de Creus Natural Park, the fishing and sports port, and the bay of Roses.

This small gem of traditional maritime essence of the region, features a wonderful fireplace in the living room. Upon entering the property, we find a small terrace, further on an open kitchen to the dining and living room, from the latter we access the terrace with spectacular views of the Bay of Roses. The south-facing terrace is protected with an awning. The upper floor has a full bathroom, two spacious bedrooms, both with built-in wardrobes and one with a balcony and sea views. An annex of 30m<sup>2</sup> completes this property and also offers infinite possibilities to be used as desired. The exterior areas are ideally landscaped, with relaxation areas where you can enjoy the views and its magnificent sunsets. A unique property to visit.

Extras: Community parking space, security bars, awning, storage room, satellite

Price: **215.000 €**

antenna.

Transaction:	Sale	Category:	House
Situation:	Calle De La Pujada Del Puig Rom, Roses, Alt Empordà	Built area:	104 m <sup>2</sup>
Occup. cert.:		Condition:	Good condition
Rooms:	2	Bathrooms:	1 bathroom
Parking:	Yes	Washing machine:	Yes
Utility room/area:	25 m <sup>2</sup>	Terrace:	30 m <sup>2</sup>
Balcony:	Yes	Furnished:	Yes