

house for sale Roses, Alt Empordà



Spectacular home in the Mas Fumats Urbanization, in Roses. It has 4 bedrooms, 3 bathrooms, fully equipped American kitchen, living room with direct access to the terrace, 9 x 4 meter outdoor pool, and gas barbecue. From the terrace we can access a Bar/Pub area, fully equipped, with a wine cooler and a barrel beer cooling system. This area occupies one side of the house, completely independent, and has a sauna for 2 people, a bedroom and a bathroom. It also has a porch for chill-out. ~ ~ The large entrance porch has an outdoor dining area for 10 people with 2 fans, perfect to enjoy in summer. ~ ~ At the back there is a work area, outside but covered, with a washing machine and freezer. ~ ~ On the lower floor there is a 60 m2 music recording studio, fully equipped with active speakers, mixing desk, Apple I Mac with Logic and interface for recording, as well as a separation window between the control room and the recording room. . These rooms could be used in the future as a garage and a new room. ~ ~ On the roof there is a system of photovoltaic solar panels for the generation of electricity, a solar system for the generation of domestic hot water and a separate solar system for heating by radiators, which considerably reduce both electricity and heating costs. ~ The house is also equipped with gas heating (ducted) and pellet stove. ~ All rooms are equipped with air conditioning ~ ~ The "Mas Fumats" urbanization is located in an easily accessible place, three kilometers from Roses and its beaches. It is a quiet and residential area, which was developed in the 70s. ~ ~ From the Urbanization you can enjoy spectacular views over the Bay of Roses. The average size of the plots is between 400 and 600 square meters. The shopping and restaurant area is two minutes away by car. ~ *Transparency and Cost Breakdown Clause (Law 10/2025) ~ SALE PRICE: 745.000 + expenses ~ In compliance with Law 10/2025, please note that the indicated price does not include the expenses and taxes inherent to the purchase: ~ ~ Transfer Tax (ITP): 11% of 745.000 €. It will be calculated on the higher value between the cadastral reference value and the sale price. ~ ~ Notary, Land Registry and administrative fees: approximately between 1.5% and 2%. Fees regulated in accordance with the official tariffs (RD 1426/1989 and RD 1427/1989). ~ ~ Agency Fees: included in the sale price. ~ You can find more information about taxes and reductions on the website of the Catalan Tax Agency: atc.gencat.cat ~

property details

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id:

contact

name: **not available**

spreek: **not available**

reference:: **04040**
close to/ located: **Roses**
region: **Alt Empordà**
property type: **house**
rooms: **4**
property surface: **248 m2**
surface plot: **600 m2**
price: **€ 699.000**

telefoon:+34972511487