

## villa for sale Roquetes, Baix Ebre



**EXCLUSIVE SALE!!!**~Spectacular 257 m2 built chalet, all on one floor. Located in a quiet rural area, just 6 km from Tortosa, on the road towards the Natural Park of Els Ports de TortosaBeceite. And only 30 km from l' Ampolla and La Ràpita, where you can enjoy their fantastic beaches and renowned gastronomy.~The property is set within a completely flat and fenced plot of 4,236 m2, with an automatic sliding gate for vehicle access. On the plot there are olive trees, carob trees and different ornamental trees, providing a natural and pleasant environment.~The house, fully legalized and registered in the Property Registry, is distributed as follows:~ Spacious and bright livingdining room with a woodburning fireplace~ Independent kitchen, fully equipped and with access to the pantry~ Three very spacious double bedrooms with builtin wardrobes~ Full bathroom with bathtub~~Next to the main house there is a storage building adapted as a second dining room, perfect for family gatherings or more informal meetings. This space also has a kitchen, a woodburning fireplace and a water cistern.~All windows have security bars, providing greater peace of mind and safety.~Outside, the garden area is a perfect place to enjoy tranquility and nature.~The property also has an aboveground swimming pool, ideal for cooling off

during the warmest summer days. In the lower part of the pool there is a large storage space that can be used as a garage to park your car, or as additional storage.~~Whether you are looking for a permanent home to live in, in a peaceful environment surrounded by nature and close to the town, with all the comforts; or if you are looking for a place to enjoy wonderful holidays and relaxing getaways, you cannot miss this opportunity. This chalet is everything you need.~~Call us for more information and to schedule a visit.~~The offer is subject to price changes and withdrawal from the market without prior notice.~The information provided, including surface areas, is for guidance purposes only.~Furniture, appliances and decorative items may not be included in the price.~~\*The price does not include taxes or expenses derived from the purchase and sale.~~\*Request information without obligation or, if you need financing, ask about our agreements with banking entities offering very attractive interest rates and the possibility of 100% financing.

## property details

Spanishestate id:	<b>6384731</b>
reference::	<b>LP02005</b>
close to/ located:	<b>Roquetes</b>
region:	<b>Baix Ebre</b>
property type:	<b>villa</b>
rooms:	<b>3</b>
property surface:	<b>257 m2</b>
surface plot:	<b>4236 m2</b>
price:	<b>€ 270.000</b>

## contact

real estate agent:	<b>La Plana Inmobiliaria</b>
name:	<b>inmovilla 9977</b>
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