

villa for sale Roses, Alt Empordà



The villa from 1991 impresses with the large rooms and the processing of oak wood. On the ground floor there is a large eat-in kitchen like from the old days, with its own fireplace. Also there is an exit to the back garden. Next to the kitchen is the dining room, from where we access the living room, overlooking the spectacular staircase to the upper floor. Of course there is a suite with a bathroom, fitted wardrobes and air conditioning, as well as a guest toilet. The hallway leads to the basement, which is a highlight; on 45 m² there is a bodega (party room). Here you can spend happy hours with your family and friends in winter. From the hallway you can reach the 1st floor via a free staircase, here too there is parquet flooring and again a lot of oak wood has been used. The master suite with ensuite bathroom with bath has a balcony with views of the Pyrenees and a built-in wardrobe. 2 further bedrooms with balconies and fitted wardrobes as well as a small office and a bathroom with bath complete the top floor. The garden impresses with its many fruit trees and shrubs, as well as its 2 terraces and the outdoor grill. A large storage room is used for garden tools etc. Up to 3 vehicles can be parked in the driveway. The central gas heating (town gas) is in a separate room, as is the hot water boiler. Extras: double glazing, parquet, gas central heating, air conditioning, intercom throughout the house, alarm system, automatic entrance gate, 2 storage rooms, laundry room, electric sun awning. This villa is ideal for families wanting to live here all year round, or as a second home, close to Roses and the beach but still in a quiet location. We would be happy to arrange a viewing with you. Real estate agency fees are included in the price. The price does not include taxes or expenses arising from the sale and purchase. The buyer shall bear the following costs: Property Transfer Tax (ITP), notary fees, Land Registry fees and, where applicable, financing costs.

property details

Spanishestate **6269172**
id:
reference:: **KCSP-212**
close to/ located: **Roses**
region: **Alt Empordà**
property type: **villa**
rooms: **4**

contact

real estate agent: **Villas Mondragon**
name: **Maria Mondragon**
spreekt: **English, French, Spanish**
telephone: **not available**

property surface:	310 m2
surface plot:	472 m2
price:	€ 598.000