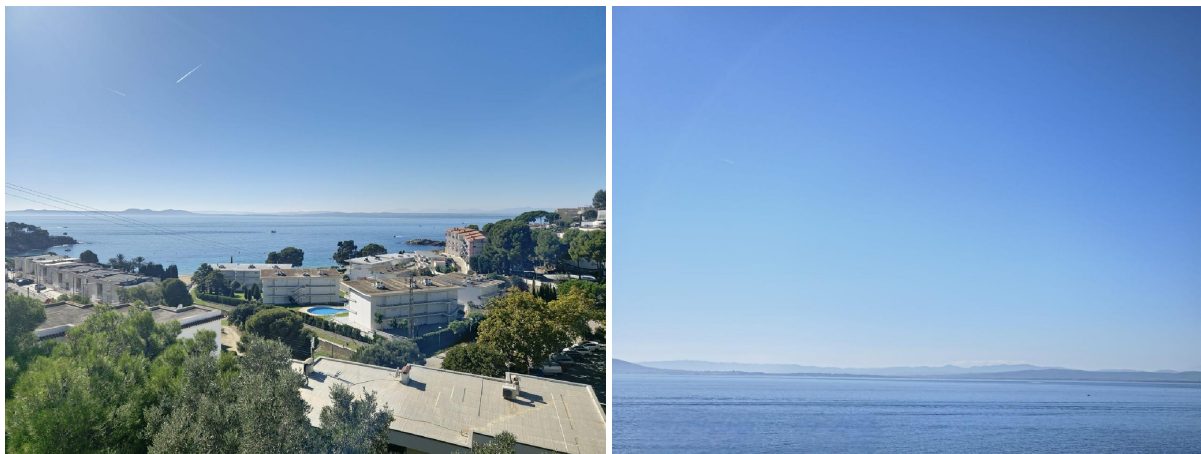


## villa for sale Roses, Alt Empordà



**\*\*Detached Triplex House in Roses, Almadrava\*\*** Discover this spectacular detached triplex house in the sought-after Almadrava area of Roses. With 125 m<sup>2</sup> built and 110 m<sup>2</sup> of living space, this property is ideal for those seeking comfort and style. The house features 4 bedrooms and 3 bathrooms, perfect for enjoying time with family or entertaining friends. The bright and welcoming living-dining room connects to a terrace offering breathtaking views of the bay, making every moment a unique experience. On the lower floor, you'll find two double bedrooms, one with a charming balcony. There is also a bathroom with a shower and a guest toilet on the main floor, adding to the home's functionality. The upper floors (accessed via an external staircase) house additional bedrooms, each with its own en-suite bathroom, ensuring privacy and comfort for all. The outdoor area is a true oasis, with three terraces perfect for enjoying the sun and fresh air. Each room is equipped with air conditioning to ensure comfort year-round. The house has been recently renovated and is in excellent condition, ready to move into. With a southwest orientation, this property not only offers natural light throughout the day but also the opportunity to enjoy unforgettable sunsets. It also includes a parking space and sits on a 130 m<sup>2</sup> plot. Don't miss the chance to live in this wonderful villa in Roses, where every detail has been designed for your comfort and well-being. Contact us for more information! 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 id: **6323894**  
reference:: **KCSP-326**  
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**  
telefoon: **not available**

property surface:	<b>125 m2</b>
surface plot:	<b>130 m2</b>
price:	<b>€ 620.000</b>