

## villa for sale Roses, Alt Empordà



**PRIME LOCATION WITH UNOBSTRUCTED SEA VIEWS** Rustic style detached house located in a quiet residential area, facing south to soak up the sea views and great natural light all day long. The multilevel layout isn't an accident: it follows the slope of the land, cleverly separating entrances, living areas, and independent spaces to boost privacy and comfort.

**EASY ACCESS AND PRACTICAL STREETLEVEL GARAGE** On the entrance floor, there's a closed garage of about 26 sqm built. Plenty of room for a car and extra storage without feeling cramped. Direct street access makes it super practical whether you live here fulltime or just for holidays. From here, stairs lead up to the main house, creating a clear transition between the entrance and the living space.

**SMART SINGLESTORY LAYOUT** The main house, roughly 70 sqm built on a 425 sqm plot, is all on one floor. This layout cuts out unnecessary stairs and makes daily life a breeze, which is a big plus for both long stays and vacations. The entrance hall neatly organizes the space, flowing efficiently into the living and sleeping areas.

**OPENPLAN LIVING WITH DIRECT TERRACE ACCESS** The living room, kitchen, and dining area share an open space that maximizes roominess and flow. The fireplace in the living room is a cozy, practical touch for cooler months, while the open kitchen makes cooking a more social and dynamic experience. The dining area steps right out onto a 20 sqm terrace—an outdoor space that extends the home and lets you make the most of the weather and sea views. Perfect for meals, hanging out, or just chilling without leaving the house.

**TWO PRACTICAL, WELLDESIGNED BEDROOMS** The sleeping area features two bedrooms with built-in wardrobes, designed to max out storage without eating up floor space. These rooms are versatile enough for family use, hosting guests, or setting up a home office. The full bathroom with a shower is designed to be comfortable and functional, strategically placed to serve the whole floor.

**INDEPENDENT STUDIO: MORE USES, MORE PROFITABILITY** Downstairs, there's a fully independent studio of around 30 sqm built. With its own bathroom and private entrance, it opens up a ton of possibilities: a guest suite, a workspace, a private retreat, or a standalone unit for tourist rentals. This feature is a major gamechanger compared to other properties, adding massive versatility and serious income potential.

**PRIVATE PLOT WITH USABLE LAND AND FRUIT TREES** The property sits on a fenced plot that guarantees privacy and security. The yard isn't just for show: it's packed with fruit trees like figs, loquats, and grapes, giving you shade, character, and an outdoor space you can actually use and enjoy.

**YEARROUND COMFORT GUARANTEED** The house comes with aluminum windows and is hooked up to mains gas heating—an efficient setup to keep things comfortable all year round. The fireplace adds a great backup option. On top of the garage, there's also outdoor parking, making access easy and giving you room for more than one vehicle.

**A PROPERTY READY TO ENJOY OR MONETIZE FROM DAY ONE** Thanks to its layout, location, and features, this villa ticks the boxes for all kinds of buyers:

secondhome seekers, international clients wanting a base on the Costa Brava, or investors looking for holiday rental returns. The mix of sea views, an independent studio, a private plot, and a smart layout makes this a highly competitive option with great upside in today's market.

## property details

Spanishestate **6383103**  
id:  
reference:: **2592**  
close to/ located: **Roses**  
region: **Alt Empordà**  
property type: **villa**  
rooms: **2**  
property surface: **108 m2**  
surface plot: **425 m2**  
price: **€ 359.000**

## contact

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