



For sale: commercial space with terrace and sea view in Santa Margarita (Roses) **165.000 €**

Located in Santa Margarita, within the town of Roses, this ground-floor commercial space of approximately 120 m² is just a short walk from the beach. Currently set up as a restaurant, it features a large indoor area and a spacious covered terrace with sea views.

The layout is functional and suitable for a variety of projects. It can also be converted into two separate apartments (subject to the necessary permits), making it an appealing opportunity for investors looking for a property with development potential.

The space offers good visibility and easy access, in a sought-after area close to the sea, shops, and essential services.

A rare property in Santa Margarita, offering generous space, a large terrace, and open sea views — ready to adapt to your plans.

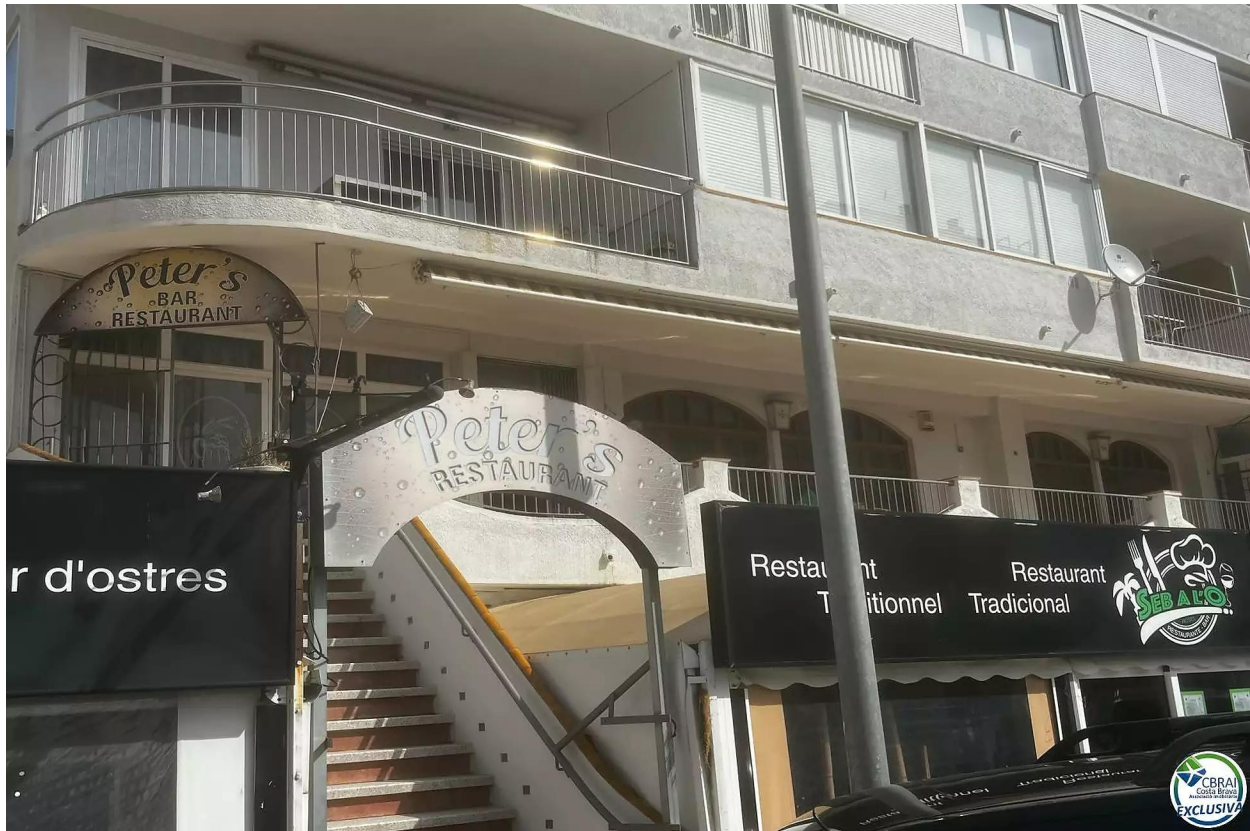
Transaction:	Sale	Category:	Premises
Situation:	Avenida de la gola de l'estany, 11, Roses, Alt Empordà	Built area:	120 m ²
Occup. cert.:		Condition:	Good condition

RÊVE IMMO

Premises - Roses

EXPERT IMMOBILIER

ref. 16/5931



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