



### Charming Village House in Vila-Sacra

**280.000 €**

We present to you this charming village house in Vila-Sacra, a place surrounded by nature and serenity. With panoramic views of the countryside and a total area of 280 m<sup>2</sup> spread over two floors, this house offers everything you need to live comfortably in a peaceful setting.

The main living room is spacious and bright, featuring high ceilings and a cozy fireplace—creating the perfect atmosphere to enjoy pleasant moments with family or friends.

On the upper floor, you will find:

A master bedroom with an en-suite bathroom

Two double bedrooms

A fourth bedroom currently used as an office—ideal for working from home or as a multifunctional space

The house also includes a double garage and a small private garden of 100 m<sup>2</sup>, perfect for relaxing or enjoying the outdoors.

Located in a quiet environment, this home is close to all the services the region has to offer, such as

shopping centers, local stores, and a wide range of leisure, health, and professional services in all fields. Additionally, it is well connected: just 5 minutes from Figueres, the capital of the region, and 20 minutes from some of the best beaches on the Costa Brava.

From here, you can easily access the best cycling and hiking routes in a region that combines vast rural landscapes—ideal for nature lovers and outdoor sports enthusiasts.

Transaction:	Sale	Category:	Single family house
Situation:	Calle FAGES DE CLIMENT, 13, Center of Roses, Vila- sacra, Alt Empordà	Built area:	280 m <sup>2</sup>
Useful area:	106 m <sup>2</sup>	Occup. cert.:	
Condition:	To Restore	Rooms:	4
Bathrooms:	2 bathrooms	Parking:	Yes
Garage:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	15 m <sup>2</sup>
Garden:	30 m <sup>2</sup>	Central heating:	Yes
Plot:	310		