



House with spacious garden and pool for sale in Mas Boscà  
Roses

**320.000 €**

House with a tourist rental license (HUTG-010825), located in the quiet residential area of Mas Boscà, just 3 km from the center of Roses and close to countryside areas. The property sits between two streets, allowing two independent access points to the garden.

The home features a cozy living-dining room, independent kitchen, two bedrooms with built-in wardrobes, a bathroom with shower, and an additional toilet. It is equipped with aluminum double-glazed windows, air conditioning, security alarm, and is sold furnished.

Outside, the house offers a covered terrace, a large garden with a private pool, and a storage room. There is potential to extend the construction or even add a second floor, making this property an excellent opportunity for year-round living, a second residence, or an investment in seasonal rentals.



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 7/6190

Transaction:	Sale	Category:	Single family house
Situation:	Calle Urgell, 11, Roses, Alt Empordà	Built area:	68 m <sup>2</sup>
Useful area:	50 m <sup>2</sup>	Occup. cert.:	CHG00558413001
Condition:	Restored	Rooms:	2
Bathrooms:	1 bathroom , 1 toilet	Utility room/area:	Yes
Terrace:	12 m <sup>2</sup>	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	438 m <sup>2</sup>
Furnished:	Yes		