



## Pep Ventura 21

# 199.500 €

Discover this spacious flat in the heart of Roses, a unique opportunity in an unbeatable location. Situated on the second floor without a lift, this property is the result of joining two flats, offering a generous space ideal for families or as an investment.<br /><br />

The flat, with a south-facing orientation, is designed to make the most of the natural light. It features a bright living-dining room that opens onto a small balcony, perfect for enjoying the fresh air. The main dining area has air conditioning, which ensures a pleasant temperature during the warmer months. The kitchen is independent and functional. And a storage room, laundry room.<br /><br />

The sleeping area is distributed into a single room two double bedrooms and one triple bedroom, providing great flexibility to accommodate family and guests. Additionally, there are two full bathrooms, one equipped with a shower and the other with a bathtub, for added convenience.<br /><br />

One of the most notable advantages of this property are its two linked storage rooms, inseparable from the flat, which offer an essential additional storage space. The community also has a communal terrace, a perfect place to relax and socialise.<br /><br />

The location is unbeatable: within walking distance of supermarkets and restaurants. The beach and



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the bus station are just a 5-minute walk away.<br /><br /><br />Don't miss this opportunity to live in the centre of Roses!

Transaction:	Sale	Category:	Flat
Situation:	Plaza Pep Ventura, 10 2-1 y 2, Center of Roses, Roses, Alt Empordà	Built area:	135 m <sup>2</sup>
Occup. cert.:		Condition:	Good condition
Rooms:	4	Bathrooms:	2 bathrooms
Air conditioning:	Yes	Furnished:	Yes