



## Charming apartment with tourist license and canal views in Roses

# 350.000 €

For sale, a cozy fully renovated apartment in Roses, located in a modern residential complex. It consists of a living-dining room with an open-plan kitchen, two bedrooms, and a bathroom with a shower. It also features a private 7 m<sup>2</sup> terrace with pleasant views of the Santa Margarita canal.

The property stands out for its contemporary design, quality finishes, and excellent features: air conditioning, elevator, communal swimming pool, and two parking spaces — one outdoor and one indoor in the same building.

Situated in a quiet area, close to all amenities and just 1,500 meters from the beach. Ideal as a second home or a tourist rental investment thanks to its valid tourist license.

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# RÊVE IMMO

EXPERT IMMOBILIER

ref. 4/6333

Transaction:	Sale	Category:	Flat
Situation:	Calle DEL CAP DE LA GOLA, 28 4-A, Santa Margarita, Roses, Alt Empordà	Built area:	50 m <sup>2</sup>
Useful area:	50 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	2
Bathrooms:	1 bathroom	Parking:	Yes
Air conditioning:	Yes	Lift:	Yes
Furnished:	Yes		