



Cozy house in Mas Matas, Roses, just a few meters from the sea and shops

**245.000 €**

We present this charming house located in the quiet and sought-after area of Mas Matas in Roses, just a few meters from shops and the sea. The property sits on a generous 204 m<sup>2</sup> plot offering multiple possibilities: a barbecue area ideal for enjoying time with family and friends, as well as a wooden shed perfect for storage.

Inside, the house is laid out over two floors. On the ground floor, there is a bright living-dining area with an open-plan kitchen, one bedroom, a storage area for the kitchen, and a full bathroom with a shower. From this level, there is direct access to the exterior of the property, which benefits from an excellent orientation and enjoys sunshine throughout the day.

On the upper floor, there are two additional bedrooms and a toilet, providing extra space ideal for guests or to adapt to your family's needs.

The property allows for parking several vehicles inside without any difficulty.

A perfect opportunity for those seeking a comfortable, functional home close to the sea in one of the most appreciated areas of Roses.



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 2/6370

Transaction:	Sale	Category:	Single family house
Situation:	Calle Argentera, 11, Roses, Alt Empordà	Built area:	56 m <sup>2</sup>
Useful area:	56 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	3
Bathrooms:	2 bathrooms	Plot:	204
Furnished:	Yes		