



PANORAMIC VILLA WITH SEA VIEWS, PRIVATE POOL AND  
LARGE PLOT IN MAS FUMATS

**765.000 €**

A MEDITERRANEAN GARDEN WHERE TIME STANDS STILL

In the heart of Mas Fumats, one of the most sought-after urbanizations in Roses, this villa rises on a plot of over 1,099 m<sup>2</sup>, surrounded by greenery, privacy and serenity. The meticulously maintained Mediterranean garden, the swimming pool with outdoor shower, the sunny terraces and the open sea views make this place a true sanctuary for the soul.

Here, the sound of birds replaces the alarm clock, and every day begins with the blue hues of the Mediterranean shimmering through the trees.

ALL ON ONE LEVEL: COMFORT AND ELEGANCE WITHOUT STAIRS

With 120 m<sup>2</sup> of living space on a single level, this property stands out for its comfort and warm atmosphere. From the main entrance, you enter a bright living-dining area, connected to an open-plan kitchen renovated in 2016 and fully equipped with a dishwasher, oven, microwave and refrigerator.

The villa features three bedrooms plus an independent studio. One bedroom is a suite with private bathroom and shower, all with built-in wardrobes. There is also a second full bathroom. Two of the bedrooms are very spacious, and the third room, currently used as an office, can easily be converted into a single bedroom thanks to its built-in storage. Every detail has been designed with care, focusing on everyday functionality and comfort.

OUTDOOR SPACES TO ENJOY ALL YEAR ROUND

The covered terrace is the heart of summer — perfect for long shaded lunches or dinners with a sea view. A few steps lead directly to the pool, surrounded by lounge areas, with direct access to the garden and an outdoor shower. The seamless flow between indoor and outdoor spaces invites you to a slow-paced lifestyle, with the perfect corner for every season.

#### INDEPENDENT STUDIO FOR GUESTS: PRIVACY AND COMFORT

A former garage has been tastefully converted into a 30 m<sup>2</sup> independent studio, ideal for hosting family or friends. This space offers a small living room with kitchenette, a double bedroom with built-in wardrobe, a modern en-suite bathroom with Italian shower, and a charming mezzanine that children will love. Autonomy, style and practicality in one space.

#### ATELIER, STORAGE AND EXCEPTIONAL FUNCTIONALITY

Beneath the main house, the owner has created a 21 m<sup>2</sup> atelier — perfect as an art studio, workshop or home office. In addition, there are 22 m<sup>2</sup> of storage and a technical room for the boiler, offering outstanding storage capacity. Another technical room by the pool houses garden tools and machinery.

#### TWO ENTRANCES AND EASY PARKING

The villa has two access points from two different streets: a main pedestrian entrance and a second vehicle entrance with an electric gate. Outside, there is room to comfortably park at least two cars. Every element has been designed with daily comfort in mind.

#### MODERN COMFORT AND ACTIVE TOURIST LICENSE

Equipped with gas heating and air conditioning in the living room and both main bedrooms, this property offers year-round comfort. It is sold with an active tourist license and a strong rental history: currently rented throughout the summer season. Viewings are possible on Fridays between bookings — we recommend contacting us in advance to check availability.

#### A UNIQUE OPPORTUNITY IN MAS FUMATS

Single-storey villas are rare in this area, where most properties are multi-level. This real estate gem combines accessibility, elegance, privacy and breathtaking views — making it the ideal choice for a hassle-free second home, a peaceful retirement retreat, or an inspiring place to work remotely from the Costa Brava.

#### IMAGINE YOUR NEW LIFE ON THE COSTA BRAVA

This villa is not just a property — it's a lifestyle. We invite you to experience the charm of the Mediterranean, the ease of step-free living, and the privilege of having the sea as your horizon. Contact us today and take the first step towards your future by the sea.



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 27/6372

Transaction:	Sale	Category:	Single family house
Situation:	Carrer ALBACETE, 30, Mas Fumats, Roses, Alt Empordà	Built area:	210 m <sup>2</sup>
Useful area:	150 m <sup>2</sup>	Occup. cert.:	CHG01214613001
Condition:	Restored	Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	60 m <sup>2</sup>	Garden:	600 m <sup>2</sup>
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	1.099 m <sup>2</sup>