



Exclusive property with panoramic views of the sea and the port of Roses

**285.000 €**

Located in one of the most desirable areas of Roses, at the start of the ascent to Puig Rom and just a few meters from the sea, this magnificent property boasts unbeatable views of the Mediterranean and the fishing port.

The house features a bright living-dining room with direct access to an 11 m<sup>2</sup> terrace, equipped with a barbecue area and facing southwest, perfect for enjoying spectacular sunsets year-round.

The semi-open kitchen includes a practical utility area. The property offers two double bedrooms, both with built-in wardrobes, and a functional and modern full bathroom with a shower.

As an added bonus, there is the option to purchase a private garage at street level for 49.000 €, a highly sought-after and valued feature in this area.

To ensure maximum comfort, the property is equipped with parquet floors, double-glazed windows, and reversible air conditioning in all rooms.

An excellent opportunity to enjoy the Mediterranean lifestyle, whether as a permanent residence, a second home, or an investment.



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 2/6376

Transaction:	Sale	Category:	Flat
Situation:	Calle Francesc Alegre, 19 1-B5, Roses, Alt Empordà	Built area:	74 m <sup>2</sup>
Useful area:	62 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	2
Bathrooms:	1 bathroom	Terrace:	11 m <sup>2</sup>
Central heating:	Yes	Air conditioning:	Yes