



Terraced house with tourist license, sea views, communal pool and independent studio in Canyelles Petites

315.000 €

In Canyelles Petites, we present this renovated terraced house with lovely sea views. It has a **tourist license**, making it an excellent option both for personal use and as an investment. The property is distributed over two floors and features two bedrooms, a full bathroom, a fully equipped kitchen, and a bright living-dining room with access to a terrace with pleasant **sea views**. It is equipped with air conditioning with heat pump. One of its key features is an **independent studio**; on the lower level, ideal for guests or for generating additional rental income. It also includes a numbered parking space and access to a communal **swimming pool**. A very attractive opportunity in one of the most sought-after areas of Roses.



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ref. 2/6385

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| Transaction: | Sale | Category: | Single family house |
| Situation: | Calle JOAN TIMONEDA, 52 3, Canyelles, Roses, Alt Empordà | Built area: | 65 m ² |
| Occup. cert.: | | Condition: | Good condition |
| Rooms: | 2 | Bathrooms: | 1 bathroom |
| Garage: | Yes | Washing machine: | Yes |
| Utility room/area: | Yes | Terrace: | 15 m ² |
| Central heating: | Yes | Air conditioning: | Yes |
| Plot: | 141 m ² | Furnished: | Yes |