



Apartment with terrace, parking and views to the canal · 250 m from Santa Margarita beach · Roses

**145.000 €**

Bright 1-bedroom apartment on the first floor of a building with lift, just 250 metres from Santa Margarita beach, in one of the most peaceful and well-located areas of Roses.

The 45 m<sup>2</sup> are cleverly laid out with an open-plan design: the kitchen flows into the living area, creating a light and practical space — perfect for a relaxed holiday lifestyle. The bedroom features built-in wardrobes and the apartment is equipped with air conditioning for the summer months.

The renovated bathroom includes a walk-in rain shower. The 8.20 m<sup>2</sup> terrace is the ideal spot for breakfast or al fresco dining with a sea breeze.

Private parking space included. Just a short walk from the beach, shops and restaurants.



# RÊVE IMMO

EXPERT IMMOBILIER

ref. 12/6418

Transaction:	Sale	Category:	Flat
Situation:	Avenida DE LA BOCANA, 24 1-A, Roses, Alt Empordà	Built area:	45 m <sup>2</sup>
Occup. cert.:	CHG01011925001	Condition:	Good condition
Rooms:	1	Bathrooms:	1 bathroom
Parking:	Yes	Terrace:	9 m <sup>2</sup>
Garden:	Yes	Central heating:	Yes
Air conditioning:	Yes	Lift:	Yes
Furnished:	Yes		