RÊVE IMMO

EXPERT IMMOBILIER

Single family house - Roses

ref. 27/6495

SEA VIEW VILLA IN CANYELLES: PRIVACY, NATURAL LIGHT AND THE MEDITERRANEAN TAKING CENTER STAGE

349.000 €

PRIME LOCATION IN CANYELLES, ROSES

Located in the exclusive area of Canyelles in Roses, this property stands out for its peaceful surroundings, open sea views and close proximity to some of the best coves on the Costa Brava. An ideal home for those looking for a second residence, a place to work remotely by the Mediterranean or simply a property where they can disconnect from everyday life.

The house takes full advantage of the natural slope of the land, offering different levels, several terraces and a layout designed to maximize outdoor living and sea views.

PRIVATE GARAGE AND ACCESS TO THE PROPERTY

At street level, the property features a private garage of approximately 23 m², a highly valuable feature in this area of Roses. There is enough space for a car, motorbikes, bicycles or additional storage.

From the garage, exterior stairs lead to the main floor of the house. A typical Costa Brava design created to enhance natural light and panoramic views.

MAIN FLOOR: OPEN SPACES AND TERRACE ACCESS

Av. Rhode, 137, Roses
17480 Roses, Girona

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The main floor welcomes you with an entrance hall connected to the daytime living area.

The living-dining room with open-plan kitchen creates a comfortable, practical and bright atmosphere. The kitchen integrates perfectly into the space, offering a modern and functional layout ideal for sharing moments while enjoying the views and natural light coming in from outside.

From the living room, there is direct access to a covered terrace with open views of the sea and the surroundings of Canyelles. A space designed to make the most of the Mediterranean climate throughout much of the year: outdoor breakfasts, family meals or simply relaxing at the end of the day.

This floor also includes a guest toilet, very practical for everyday use and visitors.

LOWER FLOOR: WELL-DEFINED SLEEPING AREA

An interior spiral staircase connects to the lower floor, dedicated to the sleeping area.

Here we find the property's 3 bedrooms. Two of them have direct access to an exterior balcony, providing natural light, ventilation and a constant connection with the outdoors.

This level also features the main bathroom equipped with a bathtub and enough space for daily family use.

TERRACES, GARDEN AND OUTDOOR LIVING

The lower floor also connects to a second outdoor terrace with direct access to the garden.

The plot measures approximately 330 m² and offers different possibilities for creating relaxation areas, outdoor dining spaces, a chill-out zone or a Mediterranean-style garden.

The property combines several outdoor corners that allow you to enjoy both sunny and cooler private areas depending on the time of day.

A LAYOUT DESIGNED TO ENJOY THE SURROUNDINGS

The house offers approximately 45 m² per floor, in addition to the independent garage. Its layout clearly separates the daytime and nighttime areas, providing comfort and functionality.

A particularly attractive property for those looking for sea views, outdoor spaces and a quiet location on the Costa Brava, whether as a second home, a property for extended stays or a place to work remotely in a privileged setting.

A HOME WITH CHARACTER ON THE COSTA BRAVA

This property stands out for one very specific reason: its ability to constantly connect indoor and outdoor living. The terraces, balconies, sea views and multi-level layout make this home a perfect option for those who value surroundings, privacy and the Mediterranean lifestyle.

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A property with its own personality in one of the most sought-after areas of Roses.

Transaction:	Sale	Category:	Single family house
Situation:	Carrer JOAN TIMONEDA, Roses, Alt Empordà	Built area:	151 m^2
Useful area:	85 m^2	Occup. cert.:	
Condition:	Good condition	Rooms:	3
Bathrooms:	1 bathroom , 1 toilet	Garage:	Yes
Terrace:	26 m^2	Garden:	150 m^2
Plot:	330		

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