



Unique opportunity in Mas Matas, Roses — Semi-detached house with private plot, ready for your renovation project

**178.000 €**

Picture your own summer home in Roses, designed exactly the way you want it. This semi-detached house with ground floor and attic, set on a private 165 m<sup>2</sup> plot with parking and covered terrace, is the perfect canvas to create your Costa Brava retreat.

Ground floor: one bedroom, living-dining room, equipped kitchen and bathroom with bathtub. Attic: a second bedroom and private solarium. Full renovation needed — and that's exactly what makes it a great deal: accessible entry price with exceptional potential, just minutes from Roses town centre and the beach.

Built area: 54 m<sup>2</sup> | Terraces: 14 m<sup>2</sup> | Solarium: 4 m<sup>2</sup> | Plot: 165 m<sup>2</sup> | In need of renovation | Habitability certificate: being processed | EPC: being processed | ITP: current rate | Notarial and registration costs according to official rates |



EXPERT IMMOBILIER

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|--------------|----------------------------------------|------------------|---------------------|
| Transaction: | Sale                                   | Category:        | Single family house |
| Situation:   | Calle ARGENTERA, Roses,<br>Alt Empordà | Built area:      | 56 m <sup>2</sup>   |
| Condition:   | To Restore                             | Rooms:           | 2                   |
| Bathrooms:   | 1 bathroom                             | Terrace:         | 18 m <sup>2</sup>   |
| Garden:      | Yes                                    | Central heating: | Yes                 |
| Plot:        | 165 m <sup>2</sup>                     | Furnished:       | Yes                 |