



Elegant Waterfront villa with pool, private mooring and direct canal access in Santa Margarita

670.000 €

Experience an exceptional waterfront lifestyle.

Nestled in one of Santa Margarida's most sought-after locations, this stunning canal-front villa combines a prime setting, premium features and an outstanding quality of life.

From the moment you step inside, you are welcomed by a spacious, light-filled living area enhanced by large windows. The elegant lounge blends seamlessly with a fully equipped open-plan kitchen, creating a stylish and inviting space perfect for relaxing or entertaining.

Outside, the property truly comes into its own. A beautiful sun-drenched terrace features a private swimming pool, ideal for enjoying the Mediterranean climate all year round. Boating enthusiasts will particularly appreciate the private 8 x 3 metre mooring, providing quick and easy access to the sea for your boat or jet ski.

The property also benefits from a private garage and an additional private parking space, a highly valuable feature in this exclusive area.

Upstairs, the villa offers three generous bedrooms, a stylish family bathroom and a separate WC, ensuring comfort and privacy for family and guests alike.

Designed for year-round living, the house is equipped with reversible air conditioning, double glazing and electric shutters.

A rare opportunity on the market, this exceptional property combines everything you could wish for: an outstanding location, private pool, garage and private mooring.

Whether as a permanent residence, a luxury holiday home or a prestigious investment on the Costa Brava, this villa is sure to impress.



EXPERT IMMOBILIER

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Discover a lifestyle where luxury, comfort and a passion for the sea come together. One visit is all it takes to fall in love.

Transaction:	Sale	Category:	Single family house
Situation:	Avenida DEL PORT JOAN, Roses, Alt Empordà	Built area:	113 m ²
Useful area:	98 m ²	Condition:	Good condition
Rooms:	3	Bathrooms:	1 bathroom , 1 toilet
Parking:	Yes	Garage:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Garden:	Yes	Mooring:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	233 m ²
Furnished:	Yes		