



House with tourist licence, swimming pool and views over the Bay of Roses

489.000 €

When the current owner first visited this house, it was not its size that won her over.

It was its charm, its peaceful setting and, above all, the open views over the Bay of Roses.

The property offers approximately 100 m² and has been designed for comfortable, uncomplicated living. The daytime area includes an open-plan kitchen and dining room, together with a bright living room that opens directly onto the main terrace.

And this is where the house truly comes into its own.

The terrace faces southwest and receives sunlight from approximately 1 p.m. From the living-room sofa or the terrace itself, you can enjoy some of the most beautiful sunsets over the Bay of Roses.

The house has three bedrooms.

The main bedroom was created by converting a former storage room and is located three steps below the level of the rest of the house. It is an en-suite bedroom, offering greater privacy and independence, with its own bathroom.

The other two bedrooms are compact but well designed. Each can comfortably accommodate a 160

cm-wide bed and includes built-in wardrobes. The property also has a second bathroom with a shower.

The house has been completely renovated and features microcement flooring and aluminium windows with excellent insulation. The microcement has a few scratches and marks from normal use, something worth mentioning, although it does not affect the comfort or charm of the property.

On the north side of the house, there is a small swimming pool and another pleasant outdoor area. During the summer, it receives sunlight from early morning until approximately 4 p.m., when some shade gradually begins to appear.

This combination is particularly practical. In the morning, you can enjoy the sunshine and beautiful sunrises, while on extremely hot days, the shaded area allows you to continue enjoying the outdoors without having to stay inside.

The property is situated at the end of a quiet street, so there is hardly any passing traffic. Usually, the only cars are those of neighbours driving up to turn around. It is a peaceful location, ideal for relaxing and enjoying the surroundings.

The house has one private parking space, mains gas heating and air conditioning. Although it does not have solar panels, it is a very bright and energy-efficient home. The current owners pay around €70 per month for electricity, even when using the air conditioning for much of the day.

The annual property tax is approximately €450.

The property also has a tourist rental licence, an important added value for anyone looking for either a second home or a property capable of generating income through holiday rentals.

The least photogenic detail? There is an electricity pole in front of the terrace that partially interrupts the view from certain angles. It is there, and there would be little point in hiding it. However, as the owner explains, after a while you stop noticing it and your attention returns to what really matters: the bay, the light and the landscape.

This is not a huge house, nor does it pretend to be.

It is an intimate, bright and welcoming home, fully renovated and complete with a swimming pool, a tourist licence and different outdoor spaces where you can enjoy the sunshine, the shade, the sunrises and the sunsets.

One of those houses that may not be fully appreciated in photographs, but that can win you over the moment you walk through the door.



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Transaction:	Sale	Category:	Single family house
Situation:	Calle cordova, Roses, Alt Empordà	Built area:	100 m ²
Useful area:	85 m ²	Condition:	Restored
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Utility room/area:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	298 m ²