



## Roses - Villa



**4**  
Bedrooms
 **3**  
Bathrooms
 **348**  
Area (m<sup>2</sup>)
 **737**  
Land Area (m<sup>2</sup>)
 **Garage**

**796 000 €**  
(EUR €)

## Charming Luxury Villa in Roses – Exclusivity and Panoramic Views

Discover this spectacular property in the heart of Roses, steps from the beach, restaurants and services.

With 348 m<sup>2</sup> built on a plot of 737 m<sup>2</sup>, this villa stands out for its high-end design and spacious spaces, ideal for family life.

On the ground floor you will find a bright living room with fireplace, separate kitchen, an office convertible into an additional room, a bedroom and a bathroom with shower, complete with an outdoor terrace equipped with barbecue and a charming fruit garden.

The elegant marble staircase with skylight leads you to the upper floor, where two suites (one with a dressing room, both with en-suite bathrooms) each open onto their own terrace with panoramic views of the bay and the Pyrenees.



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In addition, the garage has capacity for 2 cars, complemented by a wine cellar, storage room and direct access to the house.

Extras include its own well, fuel central heating, double glazing, electric shutters, marble details and an automatic irrigation system.

Located in a quiet area but strategically close to the centre, this villa is the perfect choice for those looking for exclusivity, comfort and an exceptional lifestyle on the Costa Brava.

In compliance with Law 3/2017 of 13 February 2018 of the CIVIL CODE OF CATALONIA, which approves the Consumer Information Regulation on the sale and lease of homes in CATALONIA, the client is informed that the notary and registry expenses and taxes that are applicable (ITP or VAT and AJD) and other expenses inherent to the sale are not included in the price.  
Decorative elements, appliances, furniture and/or vehicles, in whole or in part, are not included in the sale price.

Contact us!



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## Property Features

- Heating
- Fireplace
- Walk-in wardrobe
- Garden
- Garden M2: 400
- Solarium
- Built year: 2003
- Double parking space
- Rooftop
- Basement
- Views: Sea views, Mountain views, Village view
- Double glazing
- Electric garage gate
- Water Cistern
- Central location
- Well
- Barbecue
- Energetic certification: E
- Balcony
- Orientation: Exterior
- Terrace
- Furnished
- Parking places number: 2
- Fitted wardrobes
- Equipped kitchen
- Radiators: Diesel
- Garden type: Private garden
- Proximity: Beach, Golf course, Shopping, Restaurants, City, Open field, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Courtyard
- Floors: 3
- Parking
- Wine cellar
- Storage room
- Satellite TV
- Electric shutters
- Automatic irrigation
- Quiet Location
- Parking space
- Hydrotherapy Bath
- Uninterrupted views
- Solar orientation: South, West
- Renovation year: 2003
- Balcony (m2): 40
- Garage
- Parking places
- Terrace: 40



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