



## Contemporary house in the centre of Roses

Discover this contemporary house built in 2012, ideally located in the heart of Roses, just two minutes' walk from the beach and all amenities: restaurants, supermarkets, shops, etc.

With 258 m<sup>2</sup> of living space over three floors, this property offers exceptional living comfort. On the ground floor you will find a garage for one car, storage space and the possibility of installing a lift serving all floors.

The first floor features a bright, modern living room with a fitted kitchen and plenty of storage space. The second floor comprises two bedrooms, including a master suite with en suite bathroom, a separate shower room and a laundry area.

The third floor has a large bedroom with toilet space and access to a sunny terrace, ideal for barbecues or sunbathing.

On floor -1 of the house, a 90 m<sup>2</sup> space adaptable as an office offers great versatility: ideal for creating a professional workspace or for personal use (workshop, gym, etc.). Rentable to generate income or adaptable to your needs, it's a practical and evolving investment. Perfect for entrepreneurs or individuals!

The house is fully equipped with reversible ducted air conditioning for optimum comfort in both summer and winter.

Perfect for those looking for a modern, practical lifestyle in the centre of Roses.

Transaction	Sale
Work category	New construction
Surface area	258 m <sup>2</sup>
Rooms	3
Bathrooms	2 bathrooms , 3 toilets
Garage	Yes
Terrace	Surface area
Air conditioning	Yes
Land	54
Furnished	Yes

525.000 €









