



## Modern house for sale in Les Garrigues (Roses)

Modern newly built house for sale with 4 bedrooms.

Discover this exclusive house in Roses, ideal for enjoying life near the sea! Located in a quiet and desired area, this four-sided property offers comfort, design, and a privileged location just a few minutes from the beach and close to supermarkets. Upon entering the ground floor, an elegant entrance hall welcomes you to a bright living room integrated with a modern open kitchen and a spacious terrace for outdoor enjoyment. On this level, you will also find a suite with a complete bathroom, a guest toilet, and a laundry room. Upstairs, a master suite with a private bathroom, two double bedrooms with access to a large terrace, a full bathroom, and a separate toilet await you. The outdoor space invites relaxation with a spacious terrace, a well-kept garden, and a 6 x 3 meter pool perfect for sunny days. Equipped with a garage, parking, air conditioning, thermal and acoustic insulation, alarm system, this house offers comfort, design, and sustainability.

Price: **595.000 €**

Transaction: Sale  
Work category: New construction  
Surface area: 180 m<sup>2</sup>  
Bathrooms: 4 bathrooms  
Garage: Yes  
AA/CC: Yes  
Furnished: Yes

Category: House  
Municipality: Alt Empordà  
Rooms: 4  
Parking: Yes  
Swimming pool: Yes  
Land: 450 m<sup>2</sup>