



## For sale Little gem with breathtaking views of the Bay of Roses

Completely renovated with great taste and quality materials

Welcome to our exclusive property, a charming cottage of traditional architecture with touches of modernity, located in an idyllic setting with exceptional panoramic views of the Cap de Creus Natural Park, the ports and the bay of Roses.

This little gem combines the traditional seafaring essence of the region, with modern design and at the same time functionality.

Upon entering the property we find a small terrace, later a modern kitchen open to the dining room and living room, from the latter we access two terraces with spectacular views of the Bay of Roses. All south-facing terraces are protected by awnings. The upper floor has a full bathroom, two large bedrooms, both with built-in wardrobes and access to terraces.

A 35m2 annex completes this property and also offers endless possibilities to be used as you wish.

The outdoor areas with several terraces are ideally landscaped, with relaxation areas where you can enjoy the views and their magnificent sunsets. A unique

**Price: 275.000 €**

property to visit.

Extras: Communal parking space, reversible air conditioning, awnings.

|                    |                   |                   |                    |
|--------------------|-------------------|-------------------|--------------------|
| Transaction:       | Sale              | Category:         | House              |
| Situation:         | Alt Empordà       | Surface area:     | 125 m <sup>2</sup> |
| Rooms:             | 2                 | Bathrooms:        | 1 bathroom         |
| Parking:           | Yes               | Washing machine:  | Yes                |
| Utility room/area: | 35 m <sup>2</sup> | Terrace:          | Yes                |
| Garden:            | Yes               | Air conditioning: | Yes                |
| Balcony:           | Yes               |                   |                    |