



## Magnificent apartment completely renovated

Discover your new home in the heart of Roses! This charming apartment for sale offers an unbeatable location, ideal for enjoying the vibrant local life. With a total area of 48 m<sup>2</sup>, this apartment features 2 cozy bedrooms and a full bathroom, perfect for a family or as an investment. The fully equipped kitchen, open to the dining room, creates a perfect atmosphere for sharing unforgettable moments.

The 7 m<sup>2</sup> terrace, facing southeast, is the ideal place to relax and enjoy the sun. Additionally, the PVC windows with double glazing provide excellent thermal and acoustic insulation. With air conditioning and a heat pump, comfort is guaranteed all year round.

Located in a building with an elevator, this apartment is perfect for those seeking comfort and accessibility. Don't miss the opportunity to live in this wonderful space! With an energy certificate of class E, this property is a sustainable and efficient option. Come see it and let yourself be charmed by its appeal.

Transaction	Sale
Category	Flat
Situation	Avenida de la mare de déu de Montserrat, 38 2, Roses town center, Roses, Alt Empordà
Built area	48 m <sup>2</sup>
Useful area	44 m <sup>2</sup>
Occup. cert.	
Condition	Restored
Rooms	2
Bathrooms	1 bathroom
Terrace	7 m <sup>2</sup>
Central heating	Yes
Air conditioning	Yes
Lift	Yes
Furnished	Yes

169.000 €



