



Mediterranean villa with soul, breathtaking views and unique investment opportunity in Roses

Discover this magnificent character property located on the prestigious Puig Rom hill in Roses. A Mediterranean-style villa that combines warmth, elegance and functionality in a privileged setting, with spectacular panoramic views of the sea, the Bay of Roses, the Alt Empordà mountains and, on clear days, the majestic Pyrenees. All with a west-facing orientation, perfect for enjoying unforgettable sunsets from nearly every corner of the house.

The property offers 325m² built on an impressive 1,304m² plot, surrounded by greenery, calm and privacy. It also presents an exceptional investment opportunity: part of the land can be divided to build a second home, making it ideal both as a family residence or a real estate investment.

Spread over three levels, the house was renovated in 2009 while preserving its rustic and elegant soul, thanks to the use of noble materials such as natural stone, marble and wood.

Layout and key areas:

Main access from the upper floor, at street level, where the private garage is located. 3 double bedrooms + 1 office, arranged in a practical and comfortable manner.

The master suite is a true haven: spacious bedroom with sea view, independent dressing room, and luxurious bathroom with bathtub, shower and high-end finishes.

On the same level: an office and another bedroom with garden views.

On the middle floor: a large living-dining room with TV area, reading corner and direct access to a nearly 50m² terrace, perfect for meals with family or friends overlooking the bay. Independent main kitchen, guest toilet, full bathroom and laundry room.

On the lower level, opening to the garden and pool, a fully equipped second kitchen, ideal for summer, and an independent studio, perfect for guests, remote work or creating a relaxation area.

The exterior is without doubt one of the gems of this property: over 600m² of Mediterranean garden, private pool exposed to sun all day, and many charming corners to relax, read or sunbathe in full privacy.

This house is not just a property, it's a lifestyle – a direct connection to nature and the sea, while offering all modern comforts. Ideal for a family seeking space and nature, or an investor looking for an exceptional asset in one of the most sought-after areas of the Costa Brava, known for its port, sailing, cycling, Mediterranean scrubland and sporty hiking trails.

Certificado Energético: 7LFT5YQ4Z

Transaction	Sale
Category	House
Municipality	Alt Empordà
Surface area	325 m ²
Rooms	4
Bathrooms	4 bathrooms
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Surface area
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Land	1.304
Furnished	Yes

880.000 €

