



## When a house stops being “what it was” and becomes “what it was meant to be.”

If you're someone who likes to get straight to the point, you'll find all the details below.

But first, let me tell you why this place has nothing to do with what it used to be — and why that matters more than any photo you'll see.

It all started with a big plot of land, totally underused, no pool, a tiny house with a messy layout. Zero inspiration. But the owner saw potential where anyone else would've seen work. And that changed everything.

The first move was obvious: expand without fear. The living room and one bedroom grew. And what was supposed to be a non-walkable rooftop for the machines became one of those life-changing decisions: a walkable rooftop solarium with a minimalist exterior staircase matching the carpentry.

More than just an aesthetic detail, it was a statement: “Let's make the most of every meter and every view.” Because from up there, sunsets over the Bay of Roses don't need an explanation.

Then came the part you don't see in photos — the one that costs time, money, and patience: Building a suite at the same level as the house when the land dropped 2.5 meters down to the pool. They could've done the easy version. Nope.

The owner even left the structure ready for a future room: 18 m<sup>2</sup> right by the pool that one day can be a wine cellar, game room, gym, or whatever the next owner wants. Not “just in case.” Vision.

His biggest obsession? Light. Floor-to-ceiling windows. No stepping up or down to go outside. No tripping hazards. And proper insulation — thermal and acoustic. Silence to sleep, cool summers, cozy winters.

The other priority was real privacy, not the “your neighbors see you a bit but it's fine” kind. Here, no one sees you. Sunbathe, grill, enjoy a family lunch... zero curious eyes around.

Everything on one level: house, pool, and 200+ m<sup>2</sup> gained around it for garden, solarium, and even space for a pétanque court if that's your thing.

The part he's most proud of? The pool, perfectly integrated with the whole house. And underneath it, the pre-installation for a future summer kitchen. Planned. Prepared. Ready for more.

The house is designed for something almost no one

Transaction	Sale
Category	House
Work category	New construction
Situation	Calle Navarra, 33, Mas Busca / Mas Fumats, Roses, Alt Empordà
Built area	150 m <sup>2</sup>
Useful area	115 m <sup>2</sup>
Occup. cert.	CHG00937225001
Condition	Restored
Rooms	3
Bathrooms	2 bathrooms
Parking	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	40 m <sup>2</sup>
Garden	300 m <sup>2</sup>
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	500
Furnished	Yes

669.000 €

