



Elegant Waterfront villa with pool, private mooring and direct canal access in Santa Margarita

Detached Villa for sale in Roses, with 113 m², 3 rooms and 2 bathrooms, Swimming pool, Garage, Storage room, Furnished and Air conditioning.

Experience an exceptional waterfront lifestyle. Nestled in one of Santa Margarida's most sought-after locations, this stunning canal-front villa combines a prime setting, premium features and an outstanding quality of life. From the moment you step inside, you are welcomed by a spacious, light-filled living area enhanced by large windows. The elegant lounge blends seamlessly with a fully equipped open-plan kitchen, creating a stylish and inviting space perfect for relaxing or entertaining.

Outside, the property truly comes into its own. A beautiful sun-drenched terrace features a private swimming pool, ideal for enjoying the Mediterranean climate all year round. Boating enthusiasts will particularly appreciate the private 8 x 3 metre mooring, providing quick and easy access to the sea for your boat or jet ski.

The property also benefits from a private garage and an additional private parking space, a highly valuable feature in this exclusive area.

Upstairs, the villa offers three generous bedrooms, a stylish family bathroom and a separate WC, ensuring comfort and privacy for family and guests alike.

Designed for year-round living, the house is equipped with reversible air conditioning, double glazing and electric shutters.

A rare opportunity on the market, this exceptional property combines everything you could wish for: an outstanding location, private pool, garage and private mooring.

Whether as a permanent residence, a luxury holiday home or a prestigious investment on the Costa Brava, this villa is sure to impress.

Discover a lifestyle where luxury, comfort and a passion for the sea come together. One visit is all it takes to fall in love.

Transaction	Sale
Category	House
Work category	New construction
Situation	DEL PORT JOAN, Roses, Alt Empordà
Built area	113 m ²
Useful area	98 m ²
Condition	Good condition
Rooms	3
Bathrooms	2 bathrooms
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Plot	233 m ²
Furnished	Yes

670.000 €

