







ref. 6511

Very well-maintained house and very well located in La Garriga, Roses.

Arrive and feel at home – instantly!
That is the very first impression this house gives: extremely well maintained, beautifully located, spacious, with soothing views and a wonderfully cozy atmosphere. A beautiful home filled with countless charming details, combined with a fantastic location where supermarkets and the bus stop are within walking distance.
The photographs cannot fully capture the special atmosphere of this property. To truly appreciate it, you need to visit it in person.
The house is located in the popular La Garriga residential area, with views of greenery and the mountains, the water park behind it and the mini-golf nearby. The supermarket is only 900 metres away and the beach around 2,000 metres.
The property offers two separate fully equipped apartments, four bedrooms, two bathrooms and a total of four toilets. It also includes a garage, storage rooms, built-in wardrobes, central oil heating, air conditioning, alarm system, internet connection, PVC windows, mosquito screens, awnings and shutters. Several cozy sitting areas and, last but not least, a wonderful refreshing swimming pool complete this exceptional property.
Several vehicles can easily be parked in the garage and on the property itself. However, this is hardly necessary, as the area is so quiet that even in August parking directly in front of the house is never a problem.
The plot is designed to be low maintenance and completely flat. The ground-floor apartment is ideal for elderly people who no longer wish to climb stairs. The upper floor stands out thanks to its large glass frontage and terrace with beautiful views of nature.
An ideal home, for example, for comfortably accommodating two generations.
Enough words — come and see for yourself!

Stressed housing area. The owner is not considered a large property holder.
In compliance with Law 3/2017 of 13 February of the Civil Code of Catalonia, approving the Consumer Information Regulations for the sale and purchase of residential properties, agency fees included in the price, clients are informed that the indicated price does not include costs arising from the transaction, such as notary fees, land registry fees, applicable taxes (ITP or VAT + Stamp Duty), nor any other costs inherent to the sale and purchase process.

Transaction	Sale
Category	House
Situation	Carrer Castanyer 18, Roses, Alt Empordà
Built area	235 m^2
Useful area	125 m^2
Condition	Good condition
Rooms	4
Bathrooms	2 bathrooms
Parking	Yes
Garage	Yes
Swimming pool	Yes
Air conditioning	Yes

475.000 €



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