







Villa with sea views, private pool and large garden in Mas Fumats, Roses

A MEDITERRANEAN GARDEN WHERE TIME STANDS STILL
In the heart of Mas Fumats, one of the most sought-after urbanizations in Roses, this villa rises on a plot of over 1,099 m², surrounded by greenery, privacy and serenity. The meticulously maintained Mediterranean garden, the swimming pool with outdoor shower, the sunny terraces and the open sea views make this place a true sanctuary for the soul.
Here, the sound of birds replaces the alarm clock, and every day begins with the blue hues of the Mediterranean shimmering through the trees.

ALL ON ONE LEVEL: COMFORT AND ELEGANCE WITHOUT STAIRS
With 120 m² of living space on a single level, this property stands out for its comfort and warm atmosphere. From the main entrance, you enter a bright living-dining area, connected to an open-plan kitchen renovated in 2016 and fully equipped with a dishwasher, oven, microwave and refrigerator.
The villa features three bedrooms plus an independent studio. One bedroom is a suite with private bathroom and shower, all with built-in wardrobes. There is also a second full bathroom. Two of the bedrooms are very spacious, and the third room, currently used as an office, can easily be converted into a single bedroom thanks to its built-in storage. Every detail has been designed with care, focusing on everyday functionality and comfort.

OUTDOOR SPACES TO ENJOY ALL YEAR ROUND
The covered terrace is the heart of summer — perfect for long shaded lunches or dinners with a sea view. A few steps lead directly to the pool, surrounded by lounge areas, with direct access to the garden and an outdoor shower. The seamless flow between indoor and outdoor spaces invites you to a slow-paced lifestyle, with the perfect corner for every season.

INDEPENDENT STUDIO FOR GUESTS: PRIVACY AND COMFORT
A former garage has been tastefully converted into a 30 m² independent studio, ideal for hosting family or friends. This space offers a small living room with kitchenette, a double bedroom with built-in wardrobe, a modern en-suite bathroom with Italian shower, and a charming mezzanine that children will love. Autonomy, style and practicality in one space.

ATELIER, STORAGE AND EXCEPTIONAL FUNCTIONALITY
Beneath the main house, the owner has created a 21 m² atelier — perfect as an art studio, workshop or home office. In addition, there are 22 m² of storage and a technical room for the boiler, offering outstanding storage capacity. Another technical room by the pool houses garden tools and machinery.

TWO ENTRANCES AND EASY PARKING
The villa has two access points from two different streets: a main pedestrian entrance and a second vehicle entrance

ref. 6372

Transaction	Sale
Category	House
Situation	Carrer ALBACETE 30, Roses, Alt Empordà
Built area	210 m^2
Useful area	150 m^2
Condition	Restored
Rooms	4
Bathrooms	3 bathrooms
Parking	Yes
Terrace	60 m^2
Garden	600 m^2
Swimming pool	Yes
Air conditioning	Yes
Plot	1.099 m^2

765.000 €



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