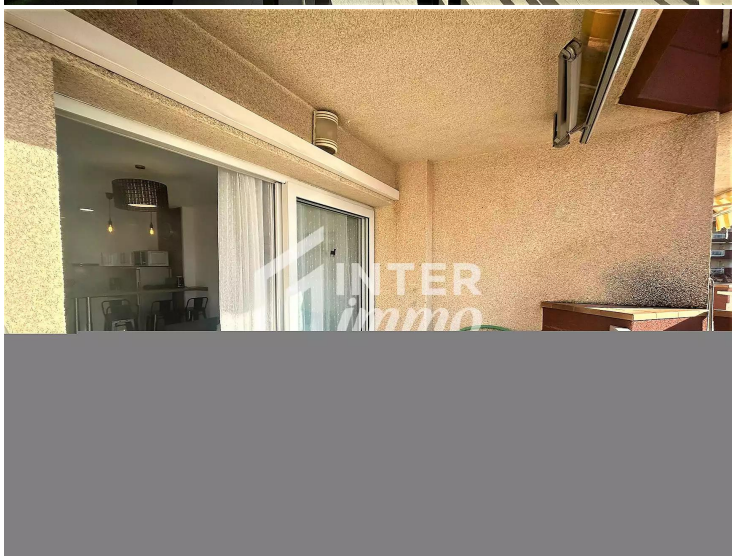








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ref. 6490

Renovated sea-view apartment with tourist licence in Roses

Discover this superb, fully renovated apartment, ideally located just 150 meters from the port and the beach, offering a privileged living environment and excellent rental potential.

From the moment you enter, you'll be captivated by its brightness and modern layout. It comprises:

? A fully equipped open-plan kitchen leading onto a spacious and bright living room with air conditioning.

Located on the 1st floor of a building with an elevator, the apartment benefits from a large public parking lot at the foot of the building, a real advantage for you or your future tenants.

Whether for year-round living, as a second home, or as a profitable investment, this property ticks all the boxes.

Certificate Number: CHG00371520001

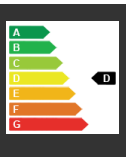
Energy Certificate Ref: 04PM525B4

In accordance with current regulations, please note that the owner is not a large-scale landlord. Pursuant to Article 20.1 of the Spanish General Law for the Defense of Consumers and Users (TRLGDCU), the property price does not include taxes or other expenses, which will be the responsibility of the buyer. The transaction will be subject to Transfer Tax (ITP) or, as applicable, VAT and Stamp Duty (AJD), according to the current rate, in addition to notary and land registry fees (subject to applicable rates).

The buyer will not pay real estate brokerage fees. If the administrative management of the transaction is contracted, the financial terms and conditions will be expressly agreed upon and agreed to.

Transaction	Sale
Category	Flat
Situation	Calle Merce Rodoreda 1 1, Roses, Alt Empordà
Built area	61 m^2
Condition	Restored
Rooms	2
Bathrooms	1 bathroom
Terrace	7 m^2
Air conditioning	Yes
Lift	Yes
Furnished	Yes

259.000 €



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