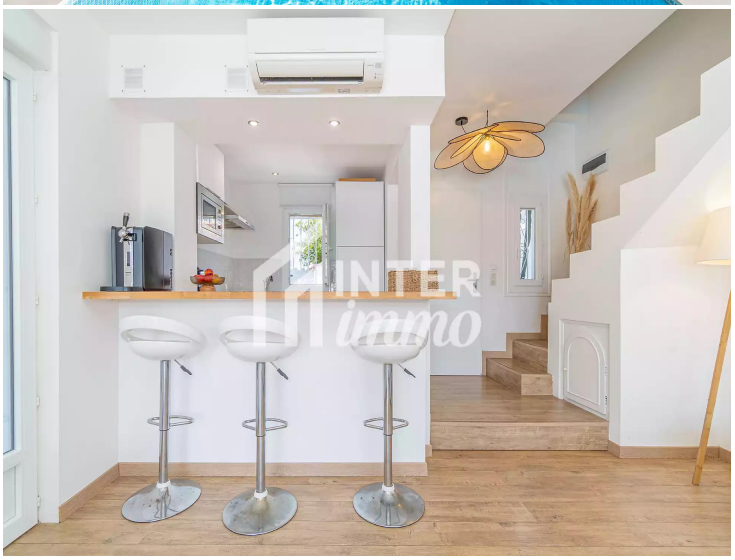








ref. 6598

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

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 |
| Situation | Avenida DEL PORT JOAN 51, Roses, Alt Empordà |
| Built area | 113 $m^2$ |
| Useful area | 98 $m^2$ |
| Condition | Good condition |
| Rooms | 3 |
| Bathrooms | 1 bathroom |
| Parking | Yes |
| Garage | Yes |
| Swimming pool | Yes |
| Air conditioning | Yes |
| Plot | 233 $m^2$ |
| Furnished | Yes |

670.000 €




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