



### 3 Bedroom Apartment only 1200 m from the beach of Santa Margarida

Discover this cozy apartment of 75 m<sup>2</sup>, ideal both as a permanent residence and to enjoy your vacations by the sea. Located just 1,200 meters from the beach of Santa Margarida, Roses in a quiet but well connected area, this property offers an excellent combination of comfort, functionality and location.

The property has three bright bedrooms, a full bathroom with bathtub, and a practical fully equipped kitchenette, which integrates seamlessly with the living room, creating an open and cozy space to share moments with family or friends.

From the living room and one of the bedrooms there is access to a pleasant terrace, perfect for relaxing outdoors, enjoying the gentle Mediterranean breezes.

In addition, the property has a bus stop just 50 meters away, which facilitates access to the center of Roses.

Translated with DeepL.com (free version)

Transaction	Sale
Category	Flat
Situation	Avenida DEL PORT JOAN, 27 1-36, Roses, Alt Empordà
Built area	82 m <sup>2</sup>
Useful area	70 m <sup>2</sup>
Occup. cert.	CHG01123422001
Condition	Good condition
Rooms	3
Bathrooms	1 bathroom
Terrace	8 m <sup>2</sup>
Lift	Yes
Furnished	Yes

177.000 €



