



## House/Villa 65 m<sup>2</sup> in Roses (Canyelles) at 600 metres from the sea

Certificado Energético: OZHMDKLTD&lt;br&gt;Impressive Renovated House with Sea Views in Canyelles Petites. This exclusive, recently renovated accommodation is located just a few metres from the Canyelles Petites beach, in one of the most sought-after areas of the Costa Brava. With a layout on two floors, the property has two bright bedrooms, an elegant bathroom with an Italian-style shower and a fully equipped kitchen, ideal for enjoying the Mediterranean lifestyle.

The spacious living-dining room opens onto a 15 m<sup>2</sup> terrace, from where you can contemplate the spectacular sea views, perfect for relaxing or sharing special moments. In addition, the property is equipped with air conditioning and heating, ensuring maximum comfort at any time of the year.

The property includes a parking space, which adds convenience to its location close to the beach. As part of a community of neighbours, you can also enjoy a communal pool, ideal for cooling off on sunny days.

It also has a tourist license, ideal as an investment!

This is the perfect place for those looking for a home full of style, tranquillity and proximity to the sea. Don't miss this opportunity!

Transaction	Sale
Category	House
Municipality	Alt Empordà
Surface area	65 m <sup>2</sup>
Rooms	2
Bathrooms	1 bathroom
Garage	Yes
Terrace	Surface area
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Furnished	Yes

325.000 €

