



## Unique property with a tourist license in Mas Boscà, Roses! ?????

Looking for a profitable investment and a peaceful retreat on the Costa Brava? This is your opportunity. Discover this spectacular estate in the Mas Boscà area of ??Roses, a prime location with sea and mountain views, and just a 5-minute drive from the center of Roses. ?????

### The Property:

Two independent apartments, each with a Tourist License, ideal for profitability through vacation rentals.

- Ground Floor ?????: Completely renovated, with a private terrace and garden. Equipped with heating, 1 double bedroom, a modern bathroom, a separate kitchen, and a spacious dining room with access to a 20 m² porch. Ready to move in!

- First Floor ?????: Equipped with heating. Dining room with air conditioning, a large 20 m² terrace with stunning views of the Gulf of Roses, the Medes Islands, and the Pyrenees. Includes 1 double bedroom, a renovated bathroom, and the possibility of customizing finishes.

### Exteriors & Amenities ?????

A 900 m² flat garden surrounds the property, with 14 olive trees and several fruit trees. It also has an irrigation system, outdoor lighting, video surveillance, and a storage room.

### Structural Reinforcements 2024 ?????

Recent renovations ensure the property's solidity for many years to come.

### Construction Potential ?????

The 900 m² buildable plot offers the possibility of building up to three floors, and the option of dividing it to create another home!

More than a house, a unique investment in a natural and peaceful setting. ?????

???? Don't miss this opportunity! Contact us to visit this property and start your next project in Roses. ????

Transaction	Sale
Category	House
Municipality	Alt Empordà
Surface area	149 m²
Rooms	2
Bathrooms	2 bathrooms
Parking	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Surface area
Garden	Surface area
Central heating	Yes
Land	900

535.000 €

