



House with spacious garden and pool for sale in Mas Boscà Roses

House with tourist license for sale in Mas Boscà, Roses
A charming property located between two streets —allowing two direct accesses to the garden— in a quiet area just 3 km from the center of Roses and close to open fields.

The house offers a comfortable and functional layout:

Bright living-dining room

Independent kitchen

2 bedrooms with built-in wardrobes

1 bathroom with shower and 1 additional W.C.

It comes equipped with aluminum double-glazed windows, air conditioning, security alarm, and is sold furnished, ready to move into.

Outside, you can enjoy a covered terrace, a large garden with private pool, and a storage room, perfect for relaxing or spending time with family and friends.

The property also offers an interesting possibility for extension, either by enlarging the current floor or adding a second level.

Thanks to its tourist license (HUTG-010825), location and layout, it is an ideal home for year-round living, a second residence, or a seasonal rental investment.

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|-------------------|--------------------------------------|
| Transaction | Sale |
| Category | House |
| Situation | Calle Urgell, 11, Roses, Alt Empordà |
| Built area | 68 m ² |
| Useful area | 50 m ² |
| Occup. cert. | CHG00558413001 |
| Condition | Good condition |
| Rooms | 2 |
| Bathrooms | 1 bathroom , 1 toilet |
| Parking | Yes |
| Utility room/area | Yes |
| Terrace | 12 m ² |
| Garden | 390 m ² |
| Swimming pool | Yes |
| Central heating | Yes |
| Air conditioning | Yes |
| Plot | 438 |
| Furnished | Yes |

320.000 €

