



## Rare Opportunity in Roses Puig Rom: Small House with Pool & Garage

A house at the price of an apartment, right next to the Cap de Creus Natural Park.

Rare opportunity on the market: this small 2-bedroom house in Roses Puig Rom offers the tranquility of a secure urbanization, at the entrance to the Cap de Creus Natural Park. Bright, well oriented, and partially renovated, it features air conditioning, a private garage, and a communal pool. The outdoor patio allows for the creation of an artificial grass area, space for dining, or a chill-out corner with lights and clear views. A true house at the price of an apartment, with very good value for money.

The indicated price does not include taxes or expenses related to the sale (ITP or VAT, notary fees, property registration, and management fees).

Real estate brokerage fees are included in the price.

The property is sold in its current state.

The information provided is for guidance and may be subject to unintentional errors or omissions.

Transaction	Sale
Category	House
Situation	Calle de la Pujada Del Puig Rom, 164 1 00-73, Roses, Alt Empordà
Built area	72 m <sup>2</sup>
Useful area	68 m <sup>2</sup>
Occup. cert.	
Condition	Good condition
Rooms	2
Bathrooms	1 bathroom , 1 toilet
Parking	Yes
Garage	Yes
Terrace	Yes
Swimming pool	Yes
Central heating	Yes
Air conditioning	Yes
Furnished	Yes

199.000 €



