



## Pep Ventura 21

Discover this spacious flat in the heart of Roses, a unique opportunity in an unbeatable location. Situated on the second floor without a lift, this property is the result of joining two flats, offering a generous space ideal for families or as an investment.

The flat, with a south-facing orientation, is designed to make the most of the natural light. It features a bright living-dining room that opens onto a small balcony, perfect for enjoying the fresh air. The main dining area has air conditioning, which ensures a pleasant temperature during the warmer months. The kitchen is independent and functional. And a storage room, laundry room.

The sleeping area is distributed into a single room two double bedrooms and one triple bedroom, providing great flexibility to accommodate family and guests. Additionally, there are two full bathrooms, one equipped with a shower and the other with a bathtub, for added convenience.

One of the most notable advantages of this property are its two linked storage rooms, inseparable from the flat, which offer an essential additional storage space. The community also has a communal terrace, a perfect place to relax and socialise.

The location is unbeatable: within walking distance of supermarkets and restaurants. The beach and the bus station are just a 5-minute walk away.

Don't miss this opportunity to live in the centre of Roses!

Transaction	Sale
Category	Flat
Situation	Plaza Pep Ventura, 10 2-1 y 2, Roses town center, Roses, Alt Empordà
Built area	135 m <sup>2</sup>
Occup. cert.	
Condition	Good condition
Rooms	4
Bathrooms	2 bathrooms
Central heating	Yes
Air conditioning	Yes
Furnished	Yes

199.500 €

