



## House for sale in Mas Bosca – Roses

Great opportunity to purchase a lovely house in the residential area of Mas Bosca, ideal both as a permanent home or a second residence.

The property offers a comfortable and practical layout, with 2 spacious bedrooms, a large kitchen, one full bathroom plus an additional guest WC, a double garage with enough space for 2 cars and storage, 2 terraces to enjoy the sun or the shade depending on your preference all year round, and a private garden, perfect for outdoor living, family meals or relaxing moments.

The house is well maintained. It has been owned for many years by a German family who, at the time, adapted it to German standards: insulation, roof renovation, an electrical installation that was renewed at the time, a ventilated crawl space under the house, and many other details that other houses of the same age in the area do not have. In addition, it has been recently painted.

Located in a highly appreciated residential setting for its peace and quiet, and with good connections to the centre of Roses and its beaches. Enjoy your own home, with no community fees and your own private space!

A property ready to move into and enjoy the Costa Brava.

???? Mas Bosca – Roses

???? 2 bedrooms | Large kitchen | Double garage | 2 terraces | Full bathroom + guest WC | Garden (usable floor area of the dwelling: 76 m<sup>2</sup>)

Transaction	Sale
Category	House
Municipality	Alt Empordà
Surface area	156 m <sup>2</sup>
Rooms	2
Bathrooms	1 bathroom , 1 toilet
Garage	Yes
Land	437

350.000 €



