



## Duplex with sea and port views in the heart of Roses with double garage

97 m<sup>2</sup> · 2 bedrooms · 18 m<sup>2</sup> southwest terrace · Bay views · Walking distance to all

Some opportunities shape a lifetime. In the very heart of Roses, this 97 m<sup>2</sup> duplex offers an ideal layout: bedrooms on the lower level with sea views from the main room, and upstairs a bright living area opening onto an 18 m<sup>2</sup> southwest-facing terrace. The panoramic views over the port and the bay are stunning. Private double garage. Shops and beach within walking distance. A rare property on the Costa Brava.

Transaction	Sale
Category	Flat
Municipality	Alt Empordà
Surface area	97 m <sup>2</sup>
Rooms	2
Bathrooms	1 bathroom , 1 toilet
Garage	Surface area
Washing machine	Yes
Terrace	Surface area
Central heating	Yes
Air conditioning	Yes
Land	777 m <sup>2</sup>
Lift	Yes
Furnished	Yes

295.000 €



