



## Terraced house with tourist license, sea views, communal pool and independent studio in Canyelles Petites

In Canyelles Petites, we present this renovated terraced house with lovely sea views. It has a tourist license, making it an excellent option both for personal use and as an investment. The property is distributed over two floors and features two bedrooms, a full bathroom, a fully equipped kitchen, and a bright living-dining room with access to a terrace with pleasant sea views. It is equipped with air conditioning with heat pump. One of its key features is an independent studio on the lower level, ideal for guests or for generating additional rental income. It also includes a numbered parking space and access to a communal swimming pool. A very attractive opportunity in one of the most sought-after areas of Roses.

Transaction	Sale
Category	House
Municipality	Alt Empordà
Surface area	54 m <sup>2</sup>
Rooms	2
Bathrooms	1 bathroom
Garage	Yes
Washing machine	Yes
Utility room/area	Yes
Terrace	Surface area
Central heating	Yes
Air conditioning	Yes
Land	141
Furnished	Yes

315.000 €



