



## House with moorings 8x3 in Santa Margarita - Roses.

2 bedrooms, 17 m<sup>2</sup> terrace, and house in perfect condition.

Located in Santa Margarida, in Roses, this charming house with a private 8 x 3 meter mooring, less than 10 meters away, enjoys a pleasant setting in the heart of the marina, ideal for making the most of the Costa Brava and nautical activities.

In perfect condition, the house offers functional and comfortable spaces. On the upper floor, you will find two bedrooms and a modern bathroom with a shower. The ground floor features a pleasant living area with an equipped kitchen, designed for practical and comfortable everyday living.

The outdoor space is complemented by a 17 m<sup>2</sup> terrace, ideal for sharing meals outdoors or enjoying the Mediterranean climate in a peaceful setting.

Thanks to its private mooring, this house represents a great opportunity for boating enthusiasts who wish to benefit from direct access to the Santa Margarida canals.

A well-maintained and easy-to-live-in property, located in a

Transaction	Sale
Category	House with mooring
Situation	AVENUE DE LA BOCANA, 47, Santa Margarita, Roses, Alt Empordà
Built area	76 m <sup>2</sup>
Useful area	60 m <sup>2</sup>
Occup. cert.	CHG00578522001
Condition	Perfect condition
Rooms	2
Bathrooms	1 bathroom
Parking	Yes
Terrace	17 m <sup>2</sup>
Mooring	Yes

299.000 €

