



DETACHED VILLA WITH SEA VIEWS, TOURIST LICENSE, AND A FRUIT TREE GARDEN

PRIME LOCATION WITH UNOBSTRUCTED SEA VIEWS

Rustic-style detached house located in a quiet residential area, facing south to soak up the sea views and great natural light all day long. The multi-level layout isn't an accident: it follows the slope of the land, cleverly separating entrances, living areas, and independent spaces to boost privacy and comfort.

EASY ACCESS AND PRACTICAL STREET-LEVEL GARAGE

On the entrance floor, there's a closed garage of about 26 sqm built. Plenty of room for a car and extra storage without feeling cramped. Direct street access makes it super practical whether you live here full-time or just for holidays. From here, stairs lead up to the main house, creating a clear transition between the entrance and the living space.

SMART SINGLE-STORY LAYOUT

The main house, roughly 70 sqm built on a 425 sqm plot, is all on one floor. This layout cuts out unnecessary stairs and makes daily life a breeze, which is a big plus for both long stays and vacations. The entrance hall neatly organizes the space, flowing efficiently into the living and sleeping areas.

OPEN-PLAN LIVING WITH DIRECT TERRACE ACCESS

The living room, kitchen, and dining area share an open space that maximizes roominess and flow. The fireplace in the living room is a cozy, practical touch for cooler months, while the open kitchen makes cooking a more social and dynamic experience.

The dining area steps right out onto a 20 sqm terrace—an outdoor space that extends the home and lets you make the most of the weather and sea views. Perfect for meals, hanging out, or just chilling without leaving the house.

TWO PRACTICAL, WELL-DESIGNED BEDROOMS

The sleeping area features two bedrooms with built-in wardrobes, designed to max out storage without eating up floor space. These rooms are versatile enough for family use, hosting guests, or setting up a home office. The full bathroom with a shower is designed to be comfortable and functional, strategically placed to serve the whole floor.

INDEPENDENT STUDIO: MORE USES, MORE PROFITABILITY

Downstairs, there's a fully independent studio of around 30 sqm built. With its own bathroom and private entrance, it opens up a ton of possibilities: a guest suite, a workspace, a

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| Transaction | Sale |
| Category | House |
| Situation | Carrer ALBACETE, Roses, Alt Empordà |
| Built area | 108 m ² |
| Useful area | 85 m ² |
| Occup. cert. | CHG00681413001 |
| Condition | Good condition |
| Rooms | 2 |
| Bathrooms | 2 bathrooms |
| Parking | Yes |
| Garage | Yes |
| Terrace | 20 m ² |
| Garden | 100 m ² |
| Central heating | Yes |
| Plot | 425 |
| Furnished | Yes |

359.000 €

