



## House or chalet for sale in Carrer de Sant Llorenç, Nord

This charming villa in the Mas Mates area of Roses is a gem, built in 1991 on a spacious 472 m<sup>2</sup> plot, with a generous constructed area of 310 m<sup>2</sup> and 240 m<sup>2</sup> usable area. On the main floor, you'll be welcomed by a bright living-dining room with a fireplace and access to a cozy terrace, a luxurious suite with a private bathroom, and a fully equipped separate kitchen. On the second floor, you'll find another suite with access to a balcony with stunning panoramic views, two double bedrooms with built-in wardrobes, and an office for comfortable teleworking. The basement houses a wine cellar, perfect for family gatherings and celebrations. The extensive garden invites you to enjoy an outdoor barbecue, creating an ideal space to relax and enjoy the peace and quiet of the area. The property features city gas central heating, reversible air conditioning, an integrated alarm system, and a spacious garage for your convenience. With a privileged location, close to local amenities and beaches, this property offers privacy and serenity in the exceptional setting of the Bay of Roses.

Transaction	Sale
Category	House
Work category	New construction
Situation	Carrer de Sant Llorenç, Roses, Alt Empordà
Built area	310 m <sup>2</sup>
Occup. cert.	
Condition	Good condition
Rooms	4
Bathrooms	3 bathrooms
Parking	Yes
Garden	Yes
Plot	472

690.000 €



