



Would you like to live on one of the streets with the most history and character in Roses—practically right by the water—and enjoy the authentic Medit

We present you this spacious apartment of 96 m², in the heart of Calle Mayor, in the heart of the historical center of Roses, just a few meters from the beach, the promenade, the shops and all services. The FINCA has passed the building's technical inspection positively. This second floor without elevator offers 3 spacious double rooms, a large living room with fireplace, a separate kitchen and a bathroom. Its spacious rooms and distribution allow the house to be adapted to current needs while maintaining its original character. The large protagonist of this property is the impressive private terrace of approx. 55 m², an extraordinary privilege in the historic center of Rosen and a property that is practically impossible to find today. This exclusive outdoor area features a laundry room, a second bathroom and several options, a chill-out area, a summer dining room, a study, a telework station or just to create a corner where you can enjoy the Mediterranean climate all year round. Here is the most authentic essence of roses, a population with more than two thousand years of history, one of the most beautiful bays in the Mediterranean, excellent gastronomy, marinas, beaches, coves and an extraordinary quality of life all year round. investment.

???? Contact us and discover the full potential of this unique home in downtown Roses.

Approximate total purchase costs (including taxes and expenses): €267,000. Stressed area: yes. Large fork: No, certificate of habitability: up-to-date, no. Certificate: in progress - energy certificate: current 2BP3K73DF Energy consumption: 382 kWh/m² year, CO₂ emissions: 80 kg CO₂/m² year - joint and Ibi expenditure: approx. €500 per year.

In accordance with applicable consumer and user protection regulations, it is reported that real estate agent fees are included in the price quoted. The published price does not include taxes, notarial expenses, registers, management, financing or other expenses inherent in the sale that legally correspond to the buyer. The published information is indicative, non-contractual and may be subject to unintentional changes, errors or omissions.

Transaction	Sale
Category	Flat
Situation	Carrer Sant Elm, Roses, Alt Empordà
Built area	96 m ²
Useful area	86 m ²
Occup. cert.	CHG00669326001
Condition	To Restore
Rooms	3
Bathrooms	1 bathroom
Utility room/area	Yes
Central heating	Yes

240.000 €

