



## Fantastic modern house with pool, outdoor kitchen and just a short walk to the beach.

&lt;p&gt;We propose you in Roses, in the "La Cuana" area, a house of high standing, modern and &quot;very chic&quot;!&lt;/p&gt;&lt;p&gt;An incredible design house, offering all the comfort and convenience to be the perfect home!&lt;/p&gt;&lt;p&gt;On the ground floor, you will find a spacious sunny dining room, a kitchen with fully equipped and modern island, and a guest toilet.&lt;/p&gt;&lt;p&gt;The owners also created a paradisiacal space, with a beautiful heated pool surrounded by greenery, with hydro massage and countercurrent, in a large terrace with radiators and AACC with heat pump, equipped with a wood-burning oven, summer kitchen, dining room, solarium area and large laundry / storage room. Radiators, AACC machine with heat pump, all covered with a sliding dome that allows using the stay both in summer and winter.&lt;/p&gt;&lt;p&gt;On the first floor there are two full bathrooms and three double bedrooms; one of them is a large suite with a private terrace, full bathroom (Italian shower with hydro massage jets) and a spacious and modern dressing room. The two remaining rooms have fitted wardrobes. The second full bathroom equipped with Italian shower.&lt;/p&gt;&lt;p&gt;The house has a garage of 32m2 for two cars with direct access to the interior of the house.&lt;/p&gt;&lt;p&gt;Room / storage room with access from the garden of the house, large garden with olive trees, with exclusive space for pets and capacity to park 2 more vehicles.&lt;/p&gt;&lt;p&gt;The whole house is equipped with double aluminum with acoustic insulation, reversible air conditioning and oil heating.&lt;/p&gt;&lt;p&gt;It is in a perfect area, just 500m from all the amenities of the town and the magnificent beach of Roses!&lt;/p&gt;&lt;p&gt;Come and visit it!&lt;/p&gt;&lt;p&gt;&lt;br&gt;&lt;/p&gt;

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|-------------------|--------------------|
| Transaction       | Sale               |
| Category          | House              |
| Municipality      | Alt Empordà        |
| Surface area      | 230 m <sup>2</sup> |
| Rooms             | 3                  |
| Bathrooms         | 3 bathrooms        |
| Garage            | Yes                |
| Washing machine   | Yes                |
| Utility room/area | Yes                |
| Swimming pool     | Yes                |
| Central heating   | Yes                |
| Air conditioning  | Yes                |
| Land              | 596                |

675.000 €

