GOERTZ & PARTNER
REAL ESTATE

ref. HS V1321



For sale, spectacular property with large spaces, natural light, and a privileged environment.

A property with eight bedrooms, six bathrooms, stunning pool, and panoramic terraces.

Just a few steps from the beach of Roses, we find this elegant Mediterranean-style property, built in 2003, which combines elegance, comfort, incredible views, and proximity to the sea.

The house is distributed over two levels. On the upper floor, we find the living area, divided into several spaces, all thoughtfully connected with a fluid circulation.

The well-equipped and bright kitchen is connected to a large open space that combines the dining room and living room with a fireplace nook. This space opens up, through various large windows, to the porch and main terrace, which offers a balcony overlooking the Aiguamolls natural reserve. This outdoor space is the heart of the home: it takes full advantage of the exceptional views of the Empordà plain and the Pyrenees, with a south-facing exposure that allows enjoyment of the sun

Price: **1.195.000 €**

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from early morning until pleasant summer evenings and sunsets, thanks to the shade of the porch and the generous size of the terrace.

This level includes two guest bathrooms, a large pantry with the potential to create a wine cellar for wine storage, and a laundry room.

We access the lower floor via two fantastic staircases. Here is the sleeping area, composed of eight bedrooms, six bathrooms, and two guest bathrooms.

Of the eight bedrooms, four are suites: spacious, airy, and bright thanks to large windows, and connected to a generous terrace with endless views of the Catalan Pyrenees.

Four double bedrooms with all comforts complete this lower floor and share two bathrooms.

The garden, featuring an impressive swimming pool and surrounded by native vegetation, has several cozy areas where there will always be a comfortable spot for every moment of the day. The outdoor spaces provide a true oasis of peace.

Finally, the house has a basement area with a closed garage, technical rooms, and storage spaces. An outdoor space within the property allows parking for several cars.

From the property, you can reach the sports facilities area, with tennis courts, etc., in just three minutes on foot, making it ideal for exercising.

Luxury, tranquility and unmatched views in the heart of the Costa Brava; don't miss this opportunity and book your visit now!

Transaction:	Sale	Category:	House
Situation:	Nord, Pau, Alt Empordà	Built area:	460 m^2
Condition:	Good condition	Rooms:	8
Bathrooms:	6 bathrooms , 4 toilets	Parking:	Yes
Garage:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Swimming pool:	Yes	Plot:	1.925 m^2
Furnished:	Yes		