GOERTZ & PARTNER
REAL ESTATE

**ref. BHS-V-STM17**



# Beautiful house with mooring and garage for sale in Santa Margarita

EXCLUSIVITY - Beautiful house with mooring and garage for sale in Santa Margarita - Roses

Nestled in a quiet neighborhood of Santa Margarita in Roses, this fully renovated fisherman's house combines charm and modernity. It features a private mooring of 8 x 3,50 meters, ideally located at the entrance of the harbor, offering a peaceful and privileged setting. With an area of 148 m², this property consists of three spacious bedrooms, each with built-in wardrobes, and each benefiting from its own terrace or balcony. The night area also includes a separate laundry room and a bathroom with an Italian shower, providing comfort and functionality.

On the ground floor, you will discover an open living space, with a welcoming entrance, a fully equipped modern kitchen, and a bright living room of approximately 35 m². This living area opens onto a sunny 15 m² terrace, with breathtaking views of the canal and its private dock, perfect for enjoying moments with family or friends.

Price: **429.000 €**

This unique maritime setting invites relaxation. On this level, you will also find a guest WC with a small sink, as well as a practical cellar for your storage needs.

The closed garage, fully tiled, offers many possibilities, whether used for parking or as storage for your daily items. Furthermore, access to the property is secured by a gate, and a parking space is also available in front of the house.

This exceptional property combines high-quality materials and optimal comfort, with double-glazed PVC windows and reversible air conditioning in nearly every room, ensuring a pleasant temperature in all seasons. The entire house has been meticulously renovated by owners who paid attention to every detail, including the waterproofing of the rooftop terrace. All that's left is for you to move in.

This rare property awaits you for a true heart-to-heart moment, available for viewing by appointment.

Sold fully furnished, excluding personal items and decorations.

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| Transaction: | Sale | Category: | House with mooring |
| Situation: | Cap Llevant, Roses, Alt Empordà | Built area: | 148 $m^2$ |
| Condition: | | Rooms: | 3 |
| Bathrooms: | 1 bathroom , 1 toilet | Parking: | Yes |
| Garage: | Yes | Washing machine: | Yes |
| Utility room/area: | Yes | Terrace: | Yes |
| Mooring: | Yes | Air conditioning: | Yes |
| Furnished: | Yes | | |