GOERTZ & PARTNER
REAL ESTATE

ref. BHS-V-R262



Villa for sale in Roses with pool and sea view – Canyelles

EXCLUSIVITY WITH TOURIST RENTALS LICENSE

Contemporary villa for sale in Roses, Costa Brava, located in the prestigious cove of Canyelles, one of the most sought-after areas in the region. This unique property combines modern architectural design, a privileged location and breathtaking panoramic views of the Sea.

The house features three spacious bedrooms, one of them en suite with a private bathroom, as well as two full bathrooms, a guest toilet, laundry room and pantry. The bright living-dining room, with large windows, opens onto a spectacular terrace overlooking the sea, next to a fully equipped open-plan kitchen with high-end finishes.

Outside, you can enjoy a private pool, a large sunny terrace and a summer kitchen area — perfect for enjoying the Mediterranean climate all year round.

The villa also offers a lift, parking for several vehicles and all modern comforts

Price: **1.200.000 €**

ensuring maximum convenience and luxury.

A luxury property in Roses, ideal as a main residence, holiday home or exclusive investment with a tourist rentals license.

Transaction:	Sale	Category:	House
Situation:	JOAN LLUIS VIVES, Roses, Alt Empordà	Built area:	234 m^2
Condition:		Rooms:	3
Bathrooms:	2 bathrooms , 1 toilet	Parking:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Plot:	647 m^2	Lift:	Yes