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.

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| 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 |