GOERTZ & PARTNER
REAL ESTATE

ref. HS V1348



Spectacular property on a 2,111 m² plot, with panoramic views of Roses' landscape and its bay.

60 m² terrace, 10x5 m pool and 37 m² garage.

The ground floor opens onto an elegant classic-style entrance hall, with a semicircular arch and warm-toned flooring. On the left, there is a guest toilet and the main suite: a bedroom with en-suite bathroom, a spacious walk-in wardrobe with central island, and direct access to a 60 m² covered terrace.

From the hall, you enter the bright Mediterranean-style living room, with a fireplace, arches and a separate seating area. Next to it, there is a fully equipped kitchen and a spacious laundry room with fitted wardrobes, which connects to the 37 m² garage with motorized door.

The living room also gives access to the covered terrace, ideal for enjoying the views over the garden and unforgettable sunsets, with stairs leading down to the garden and a magnificent 5 x 10 m swimming pool.

Price: **1.150.000 €**

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On the lower floor, beneath the terrace, there is a large storage room, the utility room, and another covered terrace that provides access to a bedroom with en-suite bathroom and a private gym.

The property also includes a fully equipped independent apartment, with kitchen, living room, 2 bedrooms and a bathroom with bathtub and shower, ideal for guests. All rooms have direct access to the terrace and the pool.

Extras include: oil-fired central heating, air conditioning, alarm system, automatic irrigation and a motorized entrance gate.

The house is sold furnished, with the elegant furniture shown in the photographs.

Transaction:	Sale	Category:	House
Situation:	Carrer del Nord, Pau, Alt Empordà	Built area:	673 m^2
Useful area:	414 m^2	Condition:	Good condition
Rooms:	5	Bathrooms:	3 bathrooms , 1 toilet
Parking:	Yes	Garage:	42 m^2
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	60 m^2	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Plot:	2.139 m^2	Furnished:	Yes