



## Spectacular house to the canal in Sta Margarita

Spectacular house with exclusive design and mooring of 20m

This spectacular villa, with a unique design, is located in the very best residential area of Santa Margarita-Roses. Thanks to its exceptional location, you can enjoy incredible views of the waterways and the sea. Romantic sunsets guaranteed. This magnificent villa is spread over 2 levels of living. In the driveway to the house are several parking spaces and a large garage. On the left side of the house you get to a sheltered berth inside. Also ideal for sailboats and / or large boats. In the entrance area of the villa there is a corridor, a guest toilet, a bedroom with bathroom, a cozy living room with fireplace, with direct access to the spacious, covered terrace, overlooking the pool, the mooring, the waterways and the sea. From the living area you also have access to the garage. The first living level is reached via an exceptional, stylish interior staircase, as the villa has a bedroom with access to the terrace, overlooking the waterways. Another bedroom with a view and a bathroom. The villa is surrounded by a beautiful Mediterranean garden that gives the house privacy.

Price: **1.650.000 €**

The pool, 11x5 meters, is located to the mooring of aprox 20m.  
Extras: all PVC windows are double glazed, central heating and air conditioning.

Transaction:	Sale	Category:	House with mooring
Situation:	Roses	Surface area:	191 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms , 1 toilet
Parking:	Yes	Garage:	Yes
Utility room/area:	Yes	Terrace:	Yes
Garden:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Plot:	1.198 m <sup>2</sup>		