



This villa located in Urb. Mas Ros, is distributed over two floors and has been designed to maximize both comfort and stunning views.

#### Upper floor (street level):

The entrance provides direct access to both the kitchen and the living room. The kitchen is spacious and fully equipped, with an exterior door leading to the side terrace. The living-dining room is very spacious, with large windows and doors opening onto the terrace. From here, you can enjoy spectacular views of the sea and the pool.

On this floor, there are two spacious bedrooms, both with air conditioning. One has views of the front garden, while the other offers panoramic views of the sea and has no less than five built-in wardrobes. Additionally, there is a full bathroom with a bathtub.

#### Lower floor:

On the lower floor, there is an independent apartment with a bedroom and air conditioning. It also has a small sitting area with a sofa bed, ideal for an additional

**Price: 649.000 €**

guest room. The bathroom is complete, with a bathtub, and the kitchen is small but functional. French doors lead directly to the terrace and the large pool.

Outdoor space:

The property has a large saltwater pool, recently regouted, and a spacious terrace with beautiful views and plenty of space to relax. It also has a separate storage room, perfect for garden furniture. The low-maintenance garden offers a car entrance.

Other features:

Central heating via oil (with Buderus boiler and 1500-liter oil tank).

All windows have double glazing.

Air conditioning in all rooms.

Laundry room.

Apialia product.

**PURCHASE COSTS NOT INCLUDED: 10% ITP + Notary + Registration.**

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	196 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Land:	926 m <sup>2</sup>		