



# Holiday villa in Spain on the Costa Brava with private pool and views over the Bay of Rosas



## Prices & Costs

|                   |          |
|-------------------|----------|
| Purchase Price    | €459,000 |
| Number of garages | 1        |



## Property description

**Holiday Home with Panoramic Views of the Bay of Roses – Costa Brava, Spain**  
For sale is a charming holiday home that offers stunning panoramic views of the Bay of Roses and the sparkling sea. Situated on a generous plot of 634 m<sup>2</sup>, this house spans two floors and provides a comfortable living space of 107 m<sup>2</sup>.

The ground floor features a welcoming living room with a cozy fireplace, perfect for relaxing evenings, and an open-plan kitchen ideal for sociable cooking events. A practical storage room adds to the convenience, and a separate WC provides additional comfort.

On the upper floor, you will find three bright and friendly bedrooms that offer peace and relaxation. The modern bathroom is stylishly furnished and provides everything you need for your daily comfort.

A highlight of this home is the spacious 24 m<sup>2</sup> balcony, from which you can enjoy the magnificent views of the sea and the bay. The garden is a true oasis of relaxation, featuring a sunny terrace and a private pool of 32 m<sup>2</sup> – the perfect spot to cool off on hot summer days or simply bask in the sun.



## Details of the property

|                           |                    |
|---------------------------|--------------------|
| Living space              | 107 m <sup>2</sup> |
| Plot area                 | 634 m <sup>2</sup> |
| Rooms                     | 4                  |
| Bedrooms                  | 3                  |
| Bathrooms                 | 1                  |
| Half bathrooms            | 1                  |
| Number of parking spots   | 2                  |
| Balconies                 | 1                  |
| Terraces                  | 1                  |
| Condition of the property | As good as new     |



This holiday home combines luxurious living with a dream location and breathtaking views. It offers everything you need for a perfect getaway. Don't miss this unique opportunity to make this dream house your own holiday paradise!.



## Features

|                      |                      |
|----------------------|----------------------|
| Bathroom             | Shower               |
| Kitchen              | Fitted kitchen       |
| Chimney              | Yes                  |
| Firing               | Gas                  |
| Air-conditioned      | Yes                  |
| Type of parking spot | Outdoor parking spot |
| Garden use           | Yes                  |
| furbished            | partly               |
| Cable / Satellite TV | Yes                  |
| Swimmingpool         | Yes                  |
| With cellar/basement | No                   |
| Storage              | Yes                  |
| Construction type    | Massive              |



## Location

The town of Roses (Spanish: Rosas) is picturesquely located on the northern edge of the Gulf of Roses in the autonomous region of Catalonia, Spain. This charming coastal town belongs to the province of Girona and is situated in the comarca of Alt Empordà, surrounded by the gentle foothills of the eastern Pyrenees. Overlooking the town is the impressive Puig Rom, a 230-meter-high mountain that gives the landscape a distinctive backdrop. The historic old town of Roses invites visitors to stroll through its narrow, cobbled streets, quaint boutiques, and traditional bodegas. Here, history blends with modern life: between the old walls, you can feel the authentic charm of a town that preserves its past while looking towards the future. Another highlight is the nearly three-kilometer-long, fine sandy beach, which stretches from the modern marina to the Riu Grau River, offering ideal conditions for relaxing days by the sea. Away from the main beach, picturesque coves like Canyelles Petites, l'Almadrava, Cap Norfeu, and Cala Montjoi showcase the beauty of the rugged Costa Brava coastline.



The typical Mediterranean charm of the Costa Brava is palpable everywhere, making every stay an unforgettable experience. Roses offers a wide range of leisure activities. Water sports such as sailing, windsurfing, and water skiing are popular, as are hikes through the fascinating natural landscape surrounding the town. For families, the water park with its exciting slides provides great entertainment, and the small tourist train through Roses offers a relaxing way to explore the town. In the evening, visitors can end the day in one of the lively nightclubs or enjoy a romantic walk along the long beach promenade, accompanied by the gentle sea breeze and the sound of the waves. Culinary delights are abundant in Roses: whether traditional tapas bars or restaurants serving delicious Catalan specialties, the town offers a wide variety of gastronomic pleasures. Roses is undoubtedly a perfect place to fully experience the beauty, culture, and unique charm of the Costa Brava.



## Features

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## Others

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Ferienvilla privater Pool und Blick auf die Bucht von Rosas



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