# Exclusive holiday home in Roses - Spain - private pool - sea view for sale

## Prices & Costs

| | |
|---|---|
| Brokerage | Im Preis enthalten |
| Purchase Price | €1,350,000 |
| Garages | 1 |



## Property description

Dream Home with Sea Views in the Hills of Roses – Mediterranean Paradise with Pool and Large Garden
Perched above the stunning Bay of Roses, this charming property offers breathtaking sea views, plenty of privacy, and Mediterranean charm. Situated on a spacious 1,687 m² plot, this home has everything your heart desires – from a beautifully landscaped garden to a heated pool with integrated jacuzzi and an inviting chill-out area with a summer kitchen.
At a glance:
Upon entering, the house welcomes you with a grand entrance hall leading to an elegant reception room featuring a cozy Austrian fireplace. A graceful staircase takes you to the upper floor, where you'll find a bright living room and a generous suite with its own bathroom and ample closet space.
The ground floor includes a separate, fully equipped dining room, a modern fitted kitchen, and two additional bedrooms each with their own bathroom. A guest WC adds extra convenience.
Special features:
Heated swimming pool with integrated jacuzzi
Mediterranean garden with automatic irrigation system (own water tank)
Double-glazed windows
Central gas heating
Air conditioning (hot/cold)

Garage
Summer kitchen and covered lounge area
Location:
Set in a quiet hillside location, the property offers spectacular views of the sea and the Bay of Roses, as well as complete peace and privacy – all just minutes from the town center, shops, and the beach.

## Details of the property

| | |
|---|---|
| Living space | 393 m² |
| Plot area | 634 m² |
| Rooms | 4 |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Half bathrooms | 1 |
| Parking spaces | 2 |
| Terraces | 1 |
| Condition of the property | Partly/totally renovated |
| Sale status | open |



## 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.

## Features

| | |
|---|---|
| Rooms alterable | Yes |
| Bathroom | Shower |
| Chimney | Yes |
| Kind of heating | Central |
| Firing | Gas |
| Air-conditioned | Yes |
| Type of parking spot | Outdoor parking spot |
| Garden use | Yes |
| Cable / Satellite TV | Yes |
| Swimmingpool | Yes |
| Wasching-/ drying room | Yes |
| Guest terrace | Yes |
| With cellar/basement | No |
| Storage | Yes |
| Construction type | Massive |
| Guest WC | Yes |



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

Make your dream of living by the Mediterranean come true – we’re happy to advise you personally!
Don’t miss out on this unique opportunity!.



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