

**IPAV001**
**Rosas**
**1750000 EUR**

 447 m<sup>2</sup>

 2012 m<sup>2</sup>


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2



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PAU: Prestigious property with spectacular views over the Bay of Roses and the Empordà. It is located in the highest part of the "Els Olivars" urbanization and has a 2,012 m<sup>2</sup> plot surrounded by greenery. On the ground floor, you will find a large entrance hall and storage space, a toilet, a bedroom, a complete bathroom, a large independent and fully equipped kitchen with plenty of storage space, a sumptuous light and airy bedroom, a living room with two different spaces, one with a fireplace where you can enjoy the heat in winter and the other room with access to the terrace. another separate living room with fireplace and a sleeping area. On the first floor, it consists of a large en-suite bedroom with a full bathroom and large windows to enjoy the exceptional view. It also has a large garage of 68 m<sup>2</sup> for two vehicles, a machine room and a laundry room. In addition, this property has an independent study, ideal for your guests. In the beautiful garden, you can enjoy the swimming pool that is surrounded by a nice terrace and its "Pool House". It also has central heating.

### Key characteristics:

Investment property

Private garden

Private indoor jacuzzi

American fully equipped kitchen  
Perfect condition  
Fully furnished  
Covered patio  
Separate guest apartment

**Environment:**

Beautifully located, Quiet neighbourhood, Residential zone, Non-isolated rural area

**View:**

Sea & mountain view, Landscape & mountain view

**Features - General:**

Video surveillance, Cable TV, Telephone / Internet, Washing machine

**Features - Inside:**

Dressing room, En suite bathroom, Fireplace insert

**Features - Outside:**

Automatic garage door, Automatic gate, Double glazed windows, Exterior barbecue, Exterior shower, Fenced yard, Intercom, Large bay windows, Pool house / bar, Terrace with awning

**Rooms:**

- bedrooms
- 2 bathrooms
- 2 ensuite bathrooms
- 2 living rooms
- 1 laundry rooms

