



**Superb fisherman's house with mooring and garage for sale in Santa Margarita (Roses).**

**425.000 €**

Fantastic fisherman's house with mooring and garage for sale in Santa Margarita (Roses).

The fisherman's house has a living space of 115m<sup>2</sup>, it is 250m<sup>2</sup> from the beach and shops.

The fisherman's house consists of an equipped American kitchen, a dining room and a bright and spacious living room with fireplace, from which you access a large terrace with an outdoor kitchen and a 3.50 x 10 m mooring overlooking your own boat and jet ski the channels.

Ideal for spending pleasant moments outdoors.

On the upper floor you will find 3 bedrooms with wardrobes, with access to the terrace, 2 bathrooms, 2 toilets.

The Fisherman's House has been carefully renovated to offer you a pleasant and comfortable place. It has PVC windows, reversible air conditioning in all rooms, a 21 m<sup>2</sup> garage and a private outdoor parking space.

Ideal to invest in a unique opportunity!

Do not miss this opportunity!

Roses and its bay, considered one of the most beautiful in Europe, offers many advantages. Only 30 minutes from the border, 1h30 from Barcelona and 20 minutes from the TGV station of Figueres, Roses offers a wide choice of activities and landscapes, between sea and mountains, its large fine sandy beaches and its coves make the joy of bathers. The geographical location and the weather also contribute, among other things, to being a reference in the practice of water sports and hiking. Invest in the Alt Empordà!!!

Transaction:	Sale	Category:	House with mooring
Work category:	New construction	Situation:	Santa Margarita, Roses, Alt Empordà, Girona
Surface area:	115 m <sup>2</sup>	Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Garage:	Yes	Washing machine:	Yes
Terrace:	Yes	Mooring:	Yes
Air conditioning:	Yes	Balcony:	Yes



























































