



### Castella, 5, Roses, 17480

This beautiful Villa, very sunny, is located on the outskirts of the town of Roses in a Mas Fumats residential area, quiet and familiar with unobstructed views. The Villa is divided into three apartments and completely renovated, it has many amenities. The Villa with a constructed area of 294 square meters, with a private pool and garage on a plot of 595 square meters.

Ground floor Floor 1: Consists of hall, living room with fireplace and access to the terrace with sea views, separate kitchen, bedroom suite with full bathroom and access to the terrace, double bedroom and full bathroom with shower. Ground floor Floor 2: It consists of a living room with an integrated kitchen, a double bedroom and a complete bathroom with a shower. First floor Floor 3: Consists of hall, large living room with fireplace and access to the 60 square meter terrace with sea views, American kitchen, 2 double bedrooms, full bathroom with shower, laundry room and a large south-facing terrace with magnificent views, views of the Bay of Roses and the mountains. Additional features; Private saltwater pool with large semi-covered terraces, outdoor shower, 22 square meter garage with 120kg forklift, parking in the patio, Mediterranean style garden, air conditioning (hot/cold), alarm, aluminum windows with double glazing, heating gas and fully furnished. Ideal to live all year round or for an investment. Distance to the sea 3.5km.