



Ref: M2662 Unique newly built house in Cala Canyelles - Roses

ROSES

799.000 €

DESCRIPTION

Do you want to live near the beach without sacrificing a garage, terraces, and your private garden? This newly built single-family home in Roses has all the benefits of a second home... except it's so comfortable it'll probably become your first. Located just 300 meters from the fabulous Cala Canyelles, the ground floor features a double garage and a storage space with a service lift, making it easy to transport suitcases or groceries to the upper floors. The front terrace has space for a third car, a motorcycle, a table, or whatever you prefer. An external staircase through the garden leads to the first floor. On this level, there are three double bedrooms and a spacious bathroom equipped with a large bathtub and shower. There's also space for the technical installations—air source heat pumps for hot water—and a laundry area with a washing machine and dryer. An internal staircase connects this floor to the upper floor. On this second floor, there's an open-plan space with a dining area, a living room with a fireplace, and an open kitchen. It opens onto a terrace, ideal for enjoying the long summer nights or setting up some sun loungers and enjoying the sun that fills the house all day long thanks to its south-facing orientation. Bathroom with shower on this floor. □ Summary for those who don't read to the end: 3 bedrooms / 2 full bathrooms Closed garage + option for a 3rd car outside. Possibility of building a private pool in the back garden. 2 terraces, south-facing, abundant light. Outdoor shower for those who don't want to fill the house with sand or salt. High-end appliances. Reversible air conditioning system on both floors. The beach is a 5-minute walk away (literally, no exaggeration) Perfect house for family vacations, working remotely with a view, or simply to say goodbye to the city and hello to the sea.

General

Type of Property: **Detached house / Villa** m2: **130**
m2 plot: **442** Distance from the beach:
Year of construction: **2025** Type of pool:
Views: **Seaview**

Characteristics

Number of rooms: **3** Toilets: **0** Bathrooms with bathtub: **2**
Bathrooms with shower: **0** Double beds: **0** Single beds: **0**
Bunk beds: **0** Cribs: **0** Sofa beds: **0**
Type of kitchen:

Other Features

Terrace Garage

