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COSTA BRAVA - ROSES - HOUSE - 9343 SQFT - 5 BEDROOMS

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SELLING PRICE : 590 000 €

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CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



PHONE : +34 938 29 80 05  
BARCELONA@BARNES-INTERNATIONAL.COM

## DESCRIPTION

Wide family house constructed with quality in an exclusive environment of Pau, offering the view on the bay. This villa with charm has wide volumes to recognize a lounge space placed around the fireplace, attached to another lounge space for the TV, both opening on to a large living room with natural light to make gorgeous tables. Firstly, on the ground floor, there is an entrance hall taking to an office and a toilet, a large fitted kitchen (with a renovation purpose) with a separate laundry and pantry, a large dining room, next to the two living areas; then we have 2 bedrooms with two bathrooms and dressing room. On the ground floor is also the entry to go to the parking and the wine storage.

A solid wood stair takes you to the 1st floor where we have two suites and a bathroom with toilet. Outside there space as well for 5 cars and a workshop, the villa has a bright terrace south oriented and a 2nd sheltered space with shadow and a stone barbecue. It is possible to construct a swimming pool and the green flat area should be arranged to make the most of it around a swimming pool. The villa is wide, bright and offers gorgeous spaces. It is worthy of being modernized and put to taste. It is situated in a very enjoyable zone, peaceful, in an exclusive and preserved environment offering an exclusive quality of life while enjoying the shops and services nearby.

Roses is 10 minutes by car, beaches at 15 minutes and Figueres at 20 minutes.

## CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	868 m <sup>2</sup>
Land area (m2) :	2,532 m <sup>2</sup>	Bedrooms :	5	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	No
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 263.0	Gaz consumption :	kg eqCO <sub>2</sub> /m <sup>2</sup> 69.00
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



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