



Magnificent, large two Storey villa with two independent studios. Sunny plot of land with spectacular views of The Bay of Roses and the Pyrenees Mountains, set in a quiet residential area in a small village in the Alt Empordà at the foot of the Serra de l' Albere. Only 7 kms from Roses and the beaches.

**DISTRIBUTION** Ground floor : Garage, laundry room, large entrance hall, living room/dining room with fireplace, large fully equipped kitchen, office, 3 double bedrooms, 2 bathrooms with shower, large terrace. First floor : 1 Large bedroom with terrace, bathroom with circular bath. There is a loft with another double bed. **OBSERVATION** The house covers 650m2 and is set in 3000m2 of land. The house has heating, air conditioning, electric shutters and alarm. The large garden has a 12 x 4 mtr swimming pool and an area to play petanca (French bowls). Additionally there is a two person studio and a 4 person studio, both with access to the garden and the swimmingpool. The house has ample parking space.