



Magnificent, large villa with 2 independent studios. Sunny site and situated on a large piece of land of 3000 m2, with spectacular views of the Bay of Roses. The villa is situated in a small, peaceful village in the Alt Empordà, at the foot of the Serra de l' Albera and only 7kms from Roses and the beaches.

DISTRIBUTION : Ground floor : Garage, large entrance hall, living room/sitting room with fireplace, large fully equipped kitchen (coffee machine, kettle, toaster, microwave, oven, mixer, American fridge freezer, dish washer and vacuum cleaner), There is a separate room with washing machine, tumble dryer and ironing facilities. Study, 3 double bedrooms, 2 bathrooms with shower. Access to large terrace from the kitchen. First floor : 1 Very large bedroom with access to its terrace. Bathroom with circular bath. There is additionally an attic with another double bed. **OBSERVATION :** The villa occupies 650 m2 and has heating, air conditioning, electric shutters and alarm. This luxury villa has satellite T.V and wifi. The large garden has a 12x4 mtr swimming pool and area to play petanca (French style bowls). Furthermore there are two studios (one for 2 people and one for 4 people) with direct access to the garden and the pool. There is plenty of parking space at the entrance and this villa has the capacity to accommodate 16 people !!! Perfect for 2/3 families or groups of friends. **PRICES :** Weekly rentals from 1.950€ to 3.850€ depending on dates. Charges for the sheets and towels 15€ per person per stay (optional) Charges for final clean 320€ Tourist tax payable for your stay equates to 1€ per person per night (over 16 years only) payable for a maximum of 7 nights. Deposit of 750€ which is refundable after your stay if there have been no damage/breakages. 25% Deposit payment required by bank transfer to confirm the reservation and the balance is due 2 months before the start of your holiday.