


 213 m²


3



2



✓



7.50 m

ROSAS - SANTA MARGARITA: House with two bedrooms with canal view and mooring for sale

Unique opportunity! A large semi-detached house next to the canal, without community or common areas, in a privileged location. This southwest-facing house is located in the best area of Santa Margarida. A quiet and residential area. It is accessed through the closed patio on the ground floor of the house, followed by an entrance hall, a stairwell, a guest toilet, an open kitchen, a living room, a glazed terrace, and an open terrace next to the canal. A spacious garage that has direct access to the house. A mooring 7.5 meters wide can even accommodate a tall ship. (Estimated up to 12 meters in length). This canal area is wide enough to accommodate a large vessel. Upstairs there are three bedrooms, one of which is a suite, two bathrooms, and a beautiful terrace overlooking the canal.

Key characteristics:

Within walking distance to the beach (max. 2 Km), Exclusive property

Fully equipped kitchen

Good condition

Fully furnished

Environment:

Beautifully located, Quiet neighbourhood, Residential zone, Close to the sea, Close to the beach, Close to nature park, Close to park, Close to shopping area, Close to town centre

View:

Canal / River view, Landscape view

Features - Outside:

Large balcony, Large bay windows

Rooms:

bedrooms

2 bathrooms

1 extra toilets

1 living/dining rooms

Mooring for sailboat or boat with air draft $\geq 2,80$ m.

Length

7.50 m

Width

5.00 m

Depth

2.50 m

