



## Spectacular villa with 21 meters of mooring with independent apartment

In Santa Margarida, just 1800 meters from the beach, with a private garage and swimming pool.

Magnificent villa located in the exclusive canals of Santa Margarida. The villa has a large mooring of 21m x 6m suitable for a large boat and a jet ski. It is located in a quiet area but at the same time close to services, only 1800 meters from the beach. In addition, it has a separate apartment! On one side, the apartment has a spacious bedroom, a bathroom with a shower, and a large living-dining room with an open kitchen and access to a large terrace of 24m<sup>2</sup> with an incredible view of the canal. On the other side, the villa is built on two floors. On the ground floor, upon entering, we find a spacious and bright living-dining room with a fireplace that connects to the open kitchen, fully equipped, and a magnificent double bedroom with built-in wardrobes. Additionally, this floor has another bathroom and a laundry room. On the upper floor, we find another large bathroom with a shower that connects to a bedroom

**850.000 €**



298 m<sup>2</sup>



687 m<sup>2</sup>



Yes



56 m<sup>2</sup>



Yes



4



4



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with built-in wardrobes and a closed balcony with magnificent views of the canal and the boats. On this floor, there is also a suite-type room with a bathroom. In the gardens of the house, we find a large solarium terrace, a swimming pool, and a summer kitchen, perfect for enjoying with family or friends. Extras: central heating with diesel, private garage for two cars.

Transaction:	Sale	Category:	House with mooring
Situation:	Roses	Parking:	Yes
Washing machine:	Yes	Terrace:	24 m <sup>2</sup>
Central heating:	Yes	Balcony:	Yes
Furnished:	Yes		











