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## House in Roquetes

## Sale, 259.000€ 219.900€

| Reference | Category | Type of Business | Price |
|---|---|---|---|
| 1527 | Villa | Sale | 259.000€ 219.900€ |
| **Bedrooms** | **Bathrooms** | **Usable area** | **Total Area** |
| 3 | 1 | 100sq m | 110sq m |
| Catalunya/TGN, Roquetes 43520, | **Condition** Good condition | **Type of View** Mountain View !!! | **Construction Year** 2000 |
| **Property area** 2500sq m | **Number of Floors** 1 | **Floor Number** 1 | |

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**The main house has an area of approx. 9 x 12 m², with a living area of approx. 100 m² and consists of 1 living room, kitchen, master bedroom with private bathroom with shower and bathtub, bedroom with double bed, bedroom with single bed and 2nd bathroom with shower.**

**To spend the summers somewhat more protected from the heat, it has an open porch in front of the main entrance door.**

**Behind the house towards the mountains there is a large terrace with barbecue and panoramic view of the same mountain with its 1,447 m peak of Mont Caro in the Ports National Park. This space is accessable by an extra door directly from the kitchen.**

**All the windows are fairly new aluminum with double glazing.**

**Heating is with a combination of diesel and firewood. Additionally, there is the installation of an air conditioner that cools and heats the house according to its configuration.**

**Not included, but available for extra money: A 5400 KW solar photovoltaic system provides abundant electricity. The system includes a 5 KWh Lithium battery and an emergency power system. In the event of a power outage, this EPS continues to power the refrigerator, freezer, alarm, Internet and water pump. But this feature is not included in the price.**

**The garage-warehouse is the place where the entire alternative system with heating and hot water boilers was installed separately and houses both a large workshop and also a warehouse of a good size of 17 m².**

**Through another door in the same building you reach the washing machine and an extra freezer.**

**At the end of the row of buildings there is a guest house measuring 6.8 x 4 m² with a total of 28 m² with kitchen-dining room, bathroom with shower, 1 large and 1 small bedroom.**

**Hot water is provided by a gas heater.**

**The guest house can be accessed via a second entrance from the street with separate parking.**

**The large pool, made above ground level, measures about 10 x 5 m and has a purifier and a heat pump to start the season in April or May and extend until the end of October.**

**The large garden with almond, orange, olive and grape vines is irrigated by a water pump with a programmable irrigation system installed, just like the vegetable garden.**

**It is only 1 km to the next town and 5 km to the center of Tortosa. Shopping is easy and can even be done by bicycle.**

**There are many neighbors in a quiet neighborhood.**

**Utilities:**

**- Water from community well and own 10,000L tank. Filter in the main line and an additional set of 3 filters in the kitchen.**

**- Electricity with hybrid inverter system: 5.4kWp solar photovoltaic, 5kW inverter, 5kWh battery, 3kW Emergency Energy System. The EPS provides power to the refrigerator and freezer, Wi-Fi system, alarm system, water pump, lights in the bedrooms.**

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**-Solar boiler system to provide 300 liters daily hot water and 600 liters surge tank to assist the heating system.**

**- Wooden shed connected to the heating compensation tank**

**- Cook on a gas stove. You can still use electric plates on sunny days (most of the time).**

**- SecuritasDirect alarm system**

**- Internet**

## Features

| | | | |
|---|---|---|---|
| Fence around the House | Fence around the Land | Town Water | Partially fenced |
| Community Well | Own Well | Mains electricity | Solar Power |
| Generator Power | Pool (Inground) | Pool (above ground) | Free standing |
| Attached House | Constructed area 110sq m | Livable area 100sq m | Liveable Floor 0  100sq m |
| Liveable Floor 1 | Liveable Floor 2 | Liveable Floor 3 | Liveable Floor 4 |
| Liveable 5th floor | Insulated Building | Brick build | Wood build |
| Concrete build | Tiled Roof | Flat Roof | Metal Roof |
| Hardboard Roof | Roof Terrace | Aluminium Windows | PVC Windows |
| Wooden Windows | Steel Windows | Single glazed | Double Glazed |
| Triple Glazed | Tiled Floor | Concrete Floor | Stone Build |
| Living Room | Living Room 2 | Kitchen | Kitchen 2 |
| Kitchen / Lounge | Bathroom | Bathroom 2 | Toilette |
| Bedroom | Bedroom 2 | Bedroom 3 | Bedroom 4 |
| Bedroom 5 | Bedroom 6 | Bedroom 7 | Bedroom 8 |
| Bedroom 9 | Bedroom 10 | 1 Single Plot | 2 Plots, separated |
| Cultivation | Irrigation | Water Tank 10.000x | Alarm System |
| Surveillance Cameras | Connection to Police | Window Grilles | Surveillance |
| Guest House 31sq m | Garage | Shed 77sq m | Car Port |
| Barbeque 3sq m | Workshop | Garden House 1sq m | Dog Kennel |
| Stables | Ampolla Beach 26km | St. Carles Beaches 26km | Town Centre 4km |
| Village Centre 1km | Medical Center | River Shore | Airport Reus 76km |
| Airport BCN 172km | Airport Valencia 203km | Bus Stop 0.6km | Shopping Center 4.3km |
| Train Station 6km | High School 4km | University 7km | Pool |

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| | | | |
|---|---|---|---|
| Children's Playground | Outdoor Kitchen | Barbeque | Green Zone |
| Clothes Line | Underground Parking | Elevator | Terrace |
| Terrace 17.5sq m | Habitable Floor -1 | Habitable Floor -2 | Flat Landshape |
| Terrain with Terraces | Terrain in Terraces | Filter machine | No Filter Machine |
| Covered Pool | Next Beach 26km | Parquet flooring | Generator |
| Toilet | Primary school 1.9km | | |

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# Location

**Country**
España

**Region**
Catalunya/TGN

**City**
Roquetes 43520

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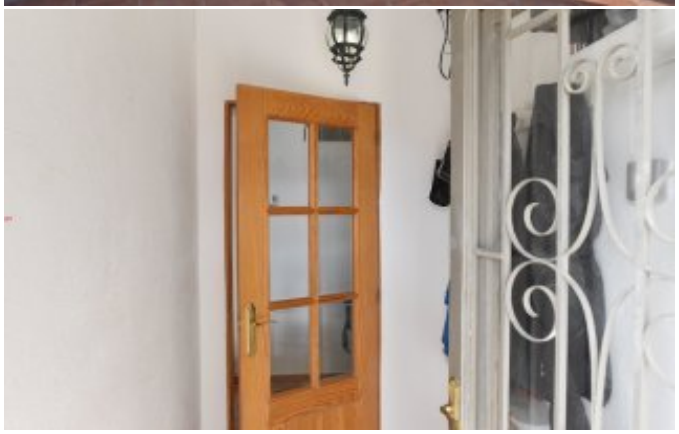

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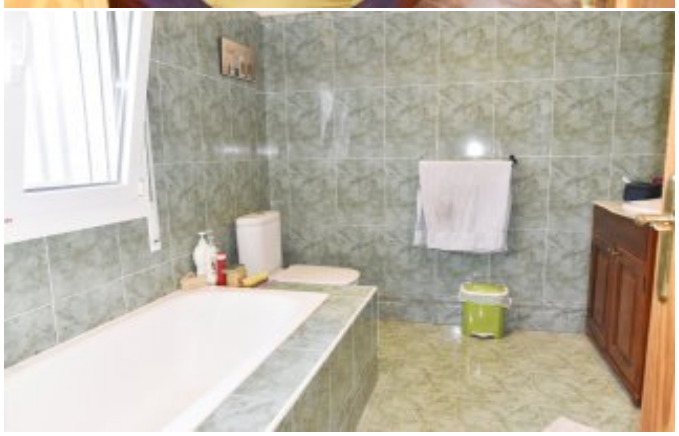

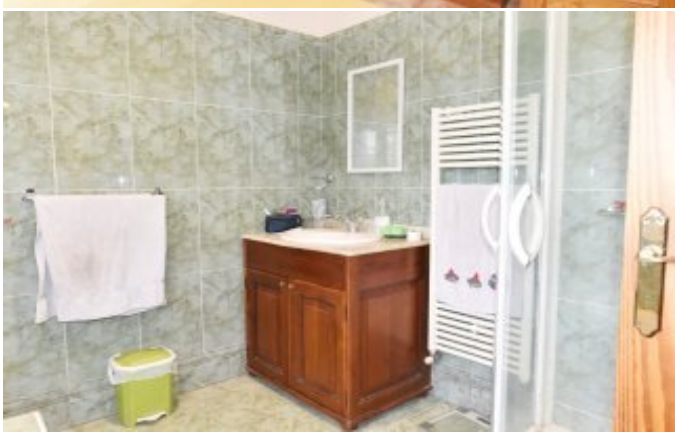

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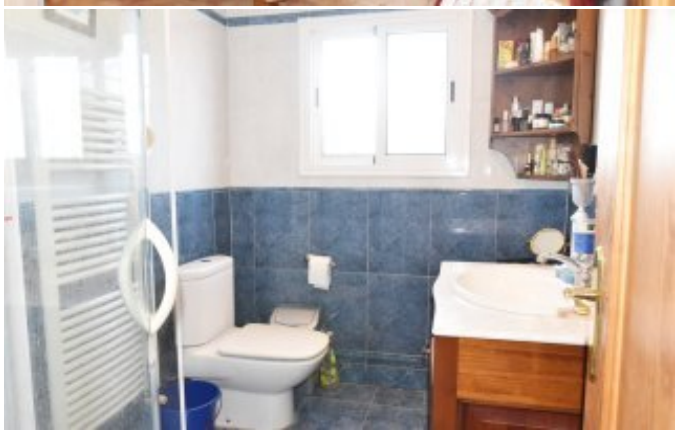

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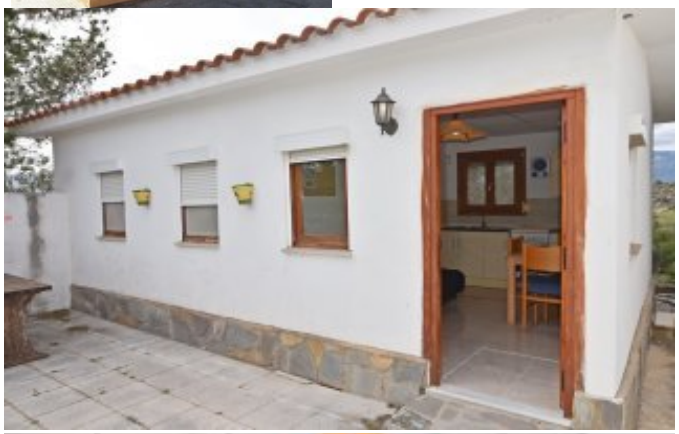

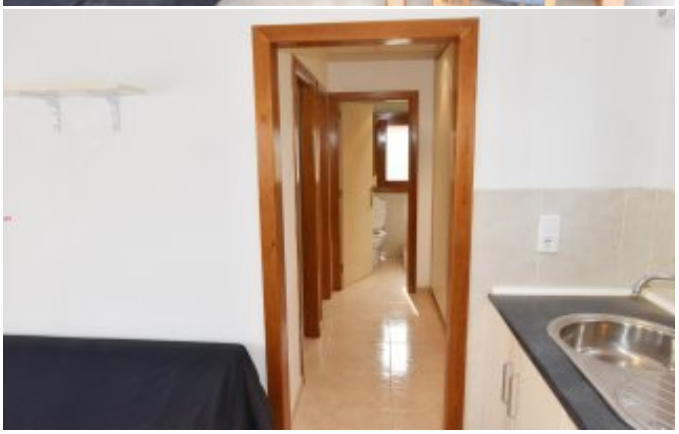

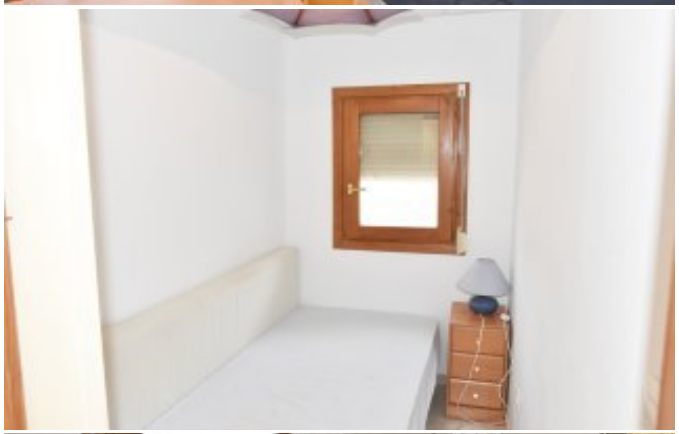
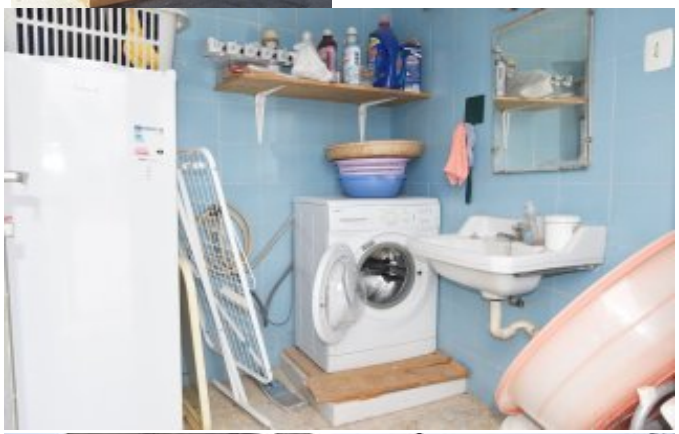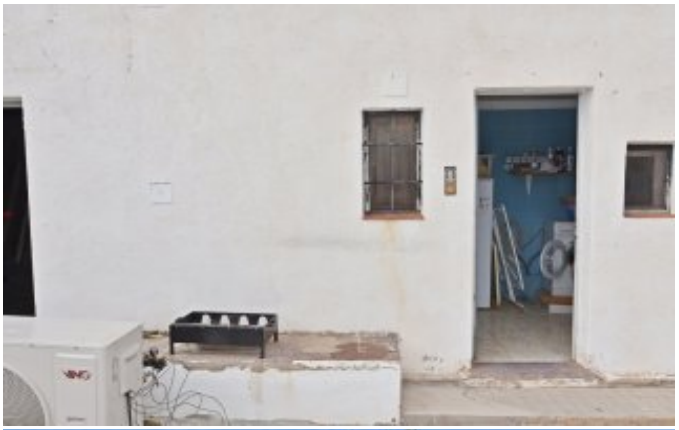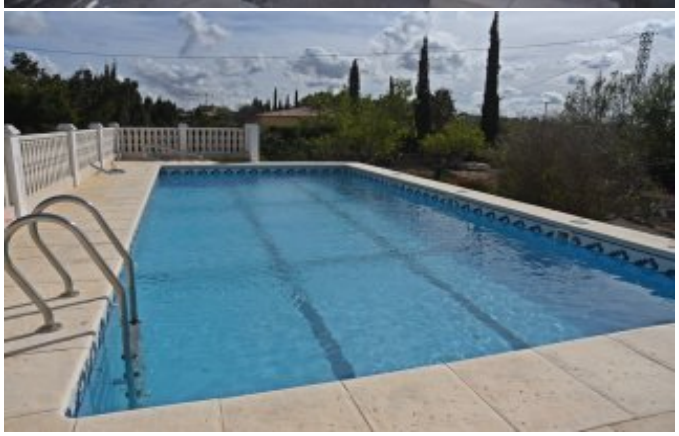
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