



**Unique opportunity: 2-bedroom house with great potential in Calonge.**

Welcome to this unique property, located in a privileged urbanization near the heart of Calonge!

We present to you this house with a lot of potential and beautiful views, located on a plot of 520m<sup>2</sup>, with an easily accessible garage from the street, for a car.

The house was built in 1972, and although it needs to be modernized, it offers endless possibilities to suit your taste and needs. The house is accessed by climbing stairs from the street level, where the garage is located. There is also space in the front of the garden to build a pool.

The house consists of the following rooms:

Entrance hall.

Living room with balcony and terrace, from where you can admire the views.

**Price: 189.500 €**

Two bedrooms (with the possibility of adding a 3rd bedroom).  
Complete bathroom.  
Additional sanitary service.  
Kitchen.  
Garden, perfect for relaxing and enjoying the natural environment.

This home is located in an urbanization near the center of Calonge, which will allow you to enjoy the proximity of supermarkets, forests, beaches, and main access routes. If you are looking for a property that combines the convenience of urban living with the advantages of nature, this house is for you. Contact us to schedule a visit!

Transaction:	Sale	Category:	Villa
Situation:	Baix Empordà	Surface area:	121 m <sup>2</sup>
Rooms:	2	Bathrooms:	2 bathrooms
Parking:	Yes	Plot:	520 m <sup>2</sup>