



5 bedroom house with pool and independent apartment

Located in the heart of Calonge and just 4 km from the beach, this property offers the versatility of two homes in one. It is ideal for large families or investors.

The main house, distributed on two levels, stands out for its optimal state of conservation. The first floor, at street level, offers us a comfortable living-dining room, kitchen, toilet and a large terrace with magnificent views of the sea and mountains.

On the ground floor we find a hall that leads to a large master bedroom with bathroom and attached living room, as well as two double bedrooms. Also on the same floor, there is another bathroom with a shower and multiple built-in wardrobes, ideal for storage.

The annex apartment has a separate entrance, guaranteeing privacy to both homes. It includes a large hall, a double bedroom with bathroom and another additional bedroom. On the ground floor, an open living-dining room merges with

Price: **450.000 €**

the kitchen, creating a cozy space with direct access to the garden and pool.

The outdoor area is not far behind in charm. Located on a lower level, the 5x10 pool is the perfect place to relax, accompanied by a summer kitchen and spacious lounging areas. Without a doubt, a house designed to enjoy the Mediterranean climate and receive visitors.

Propane gas heating.

APIALIA PRODUCT. PURCHASE EXPENSES: 10% ITP + Notary + Registration.

| | | | |
|------------------|--------------|----------------|--------------------|
| Transaction: | Sale | Category: | Villa |
| Situation: | Baix Empordà | Surface area: | 238 m ² |
| Rooms: | 5 | Bathrooms: | 5 bathrooms |
| Parking: | Yes | Terrace: | Yes |
| Garden: | Yes | Swimming pool: | Yes |
| Central heating: | Yes | Plot: | 885 m ² |