



## Very spacious villa with pool and tourist license in Calonge, Costa Brava

This impeccable home, complete with a TOURIST LICENSE, is nestled in a privileged residential area, just 3 km from the Costa Brava's most beautiful beaches, promising comfort and style at every turn.

The house boasts 5 bedrooms, 4 of which are doubles, all conveniently located on the ground floor. It also features 2 full bathrooms, one en suite, and a guest toilet on the first floor.

Upon entering, you'll discover a very spacious living room, designed with south and north-facing windows to ensure all-day natural light. This leads directly to a very private terrace featuring a beautiful saltwater, heated pool. The terrace also offers a spacious garden room, perfect for an outdoor lounge. On this same level, you'll also find an integrated garage with direct internal access to the home, a large kitchen-dining room with a good-sized pantry/laundry room, and a guest toilet.

**Price: 699.000 €**

The ground floor serves as the dedicated rest area with 5 bedrooms. First, there is a spacious master bedroom with an en-suite bathroom. Adjacent to it, is a versatile room that could easily become the fifth bedroom, an office, or a large dressing room. This space opens spectacularly onto a terrace with a jacuzzi through elegant French doors. Additionally, this floor features three more bedrooms (one double and two singles) that share a full bathroom with a walk-in shower located at the end of the hallway.

The property offers mountain views and invites you to embrace outdoor living, with various terraces, a barbecue area, the jacuzzi, and the inviting pool. For ultimate comfort, the home is equipped with Daikin A/C units, heating (diesel), and double-glazed windows. There's also a large space beneath the house, approximately 130 sq mtrs, with electricity and water connections, ideal for conversion into additional usable space, accessible via the downstairs hall.

The gardens are designed for low maintenance and include an irrigation system. This home is ideal for families or anyone seeking ample space, privacy, and the undeniable benefit of a tourist license.

**PURCHASE EXPENSES NOT INCLUDED: ITP + Notary + Registration.**

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	373 m <sup>2</sup>
Rooms:	5	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Swimming pool:	Yes	Central heating:	Yes
Land:	2.167 m <sup>2</sup>		