



## Exclusive villa with 5 bedrooms, pool, and garden on the Costa Brava

This impressive detached house, located on a 1,010 m plot in Sant Antoni de Calonge, a short distance from the beach, offers everything you need to enjoy a luxurious and comfortable lifestyle.

With 5 spacious bedrooms and 5 bathrooms, the property is ideally distributed to offer maximum privacy and comfort.

The house was built in 2007 and partially renovated in 2015, ensuring modern finishes and excellent condition. It features air conditioning and built-in wardrobes in every room. It also includes a parking space and a storage room for added convenience.

Enjoy relaxing moments by the spectacular pool or in the beautiful garden, all in a peaceful and private setting. The property also has a terrace and balcony, perfect for enjoying the Mediterranean climate.

**Price: 1.750.000 €**

Don't miss the opportunity to live in one of the most exclusive areas of the Costa Brava. Come discover this unique property! The location of this house is unbeatable, just minutes from the beach and the lively towns of Playa de Aro and Palamós. It is also close to the entrance to the C31 motorway with access to the AP7 motorway, just 1 hour from Barcelona and France. Girona Airport is 35 minutes away.

**PURCHASE FEES NOT INCLUDED: 10% Property Transfer Tax (ITP) + Notary + Registry.**

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	390 m <sup>2</sup>
Rooms:	5	Bathrooms:	5 bathrooms
Parking:	Yes	Utility room/area:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Land:	1.010 m <sup>2</sup>