



## Charming low-maintenance villa in a quiet location in Calonge

A charming villa built in 2005 with 4 bedrooms, in the Mas Pere de Calonge development just 4 km from the beach. WITH TOURIST LICENSE.

This two-story home has everything you need and is very low-maintenance. Currently, there are 16 solar panels installed, including for hot water. This ensures very low energy consumption in this house.

The house is laid out as follows. On the main floor, where you enter the house, there are three double bedrooms and two bathrooms, one en-suite with a bathtub, and another with a shower. Also on this floor, there is a large multipurpose room that can be used as a living room, gym, or converted into another bedroom.

On the ground floor, there is an additional bedroom and a bathroom with a shower. A spacious living room with fireplace and French doors invites you to enjoy the outdoors. From the separate kitchen with breakfast area, you can also access

**Price: 525.000 €**

the garden, which features a small pool and several relaxation corners.

The house is located in the Mas Pere de Calonge development, on a street with good, wide, and quiet neighbors.

You will surely fall in love with this house that has great vibes and the typically Mediterranean chill-out atmosphere.

Would you like to receive more information about this property or schedule a visit? Feel free to contact us!

**PURCHASE EXPENSES NOT INCLUDED: 10% Property Transfer Tax + Notary fees + Land Registry.**

|                |                    |                    |                    |
|----------------|--------------------|--------------------|--------------------|
| Transaction:   | Sale               | Category:          | Villa              |
| Municipality:  | Baix Empordà       | Surface area:      | 208 m <sup>2</sup> |
| Rooms:         | 4                  | Bathrooms:         | 3 bathrooms        |
| Parking:       | Yes                | Utility room/area: | Yes                |
| Terrace:       | Yes                | Garden:            | Yes                |
| Swimming pool: | Yes                | Air conditioning:  | Yes                |
| Land:          | 492 m <sup>2</sup> |                    |                    |