



Discover this charming property in the Calonge urbanization, Costa Brava, offering stunning views including the Mediterranean Sea, ideal for enjoying the environment throughout the year.

The basement floor is intended for a garage, laundry room, and storage room, accessed from both outside and inside the house. The ground floor is very comfortable, with an entrance hall, a bedroom with bathroom, a guest toilet, living-dining room, and kitchen, with main access to the house. The first floor features a master bedroom suite and two double bedrooms in the hallway sharing a bathroom.

Key features:

- Four spacious bedrooms.
- Spacious garage.
- Terraces with views at the level of the living room.
- Barbecue area.

Price: **775.000 €**

The house enjoys a privileged location, just two minutes from the center of Calonge with its medieval castle and lively year-round life, and 1 hour from both Barcelona and the French border. Girona and Barcelona airports are within 40 and 125 km. Easy access to the highway.

Don't miss the opportunity to live in this unique house that combines comfort, panoramic views, and the tranquility of the Costa Brava.

**PURCHASE COSTS NOT INCLUDED: ITP + Notary + Registry.**

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	318 m <sup>2</sup>
Rooms:	4	Bathrooms:	4 bathrooms
Parking:	Yes	Utility room/area:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Land:	1.116 m <sup>2</sup>