



EXCLUSIVE APIALIA COSTA BRAVA PROPERTY. Just 1.5 km from the center of Calonge, in the Mas Ambros urbanization, lies this charming villa with stunning views of the village, the mountains, and a glimpse of the sea. The property enjoys a peaceful location on a quiet cul-de-sac, while all the amenities of the village are within easy walking distance.

The villa is arranged over several levels, combining comfort with character. The fully equipped, enclosed kitchen connects to the dining area, which in turn flows into the spacious living room. This features several seating areas, a cozy fireplace, and direct access to the large, partially covered terrace with panoramic views. On the first floor are three double bedrooms, one of which has an en-suite bathroom. Two of the bedrooms have access to their own private terrace. A fourth bedroom, also with a private terrace, is located on the upper level. All bedrooms have built-in wardrobes. In addition, the property includes a guest toilet, a large laundry room, and an additional bathroom. The outdoor spaces are a real highlight: a mature, meticulously landscaped garden with several terraces and a private 8 x 4 meter swimming pool, perfect for enjoying the Mediterranean lifestyle.

Price: **480.000 €**

Additional features of this property include a garage, storage rooms, a games/hobby room, and utility spaces.

Highlights:

Stunning views of the mountains and the village

Private swimming pool and multiple terraces

Four bedrooms, several with private terraces

Air conditioning

EXCLUSIVE APIALIA PROPERTY. PURCHASE COSTS NOT INCLUDED: VAT + Notary Fees + Land Registry Fees.

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	263 m <sup>2</sup>
Rooms:	4	Bathrooms:	2 bathrooms
Parking:	Yes	Land:	809 m <sup>2</sup>