



Single storey villa in Puig Rosell, Calonge

This sophisticated south-facing villa is located in the prestigious Puig Rosell area, a short walk from the charming historic center of Calonge. The property stands out for its combination of privacy, comfort, and an unparalleled Mediterranean lifestyle, making it an excellent choice for both a primary residence and a high-end holiday home on the Costa Brava.

The villa features a functional design, all on one level:

- A spacious, fully equipped modern kitchen with an adjoining utility room.
- A bright living-dining room with a fireplace and direct access to a covered terrace.
- Unobstructed and breathtaking views of the surrounding hills from the main living areas.
- Three generously sized double bedrooms.
- A master bedroom with an en-suite bathroom.
- A second full bathroom to serve the rest of the villa.

Price: **498.000 €**

The outdoor area has been designed as the heart of the property, ideal for enjoying the Mediterranean climate:

- A meticulously maintained private garden with established landscaping.
- A private swimming pool surrounded by relaxation areas.
- Several terraces, both covered and uncovered, allowing you to enjoy the sun year-round.
- A separate garage with additional storage space (storage room).

Location and Energy Efficiency

Built in 2005, the property is located in one of the most modern and peaceful residential areas of Calonge. Its strategic location at the entrance to the development provides easy access to the town center on foot or by bicycle.

The house meets the highest current standards of efficiency and comfort:

- Photovoltaic panels for generating electricity.
- Natural gas central heating.
- Double-glazed hardwood windows that guarantee optimal thermal and acoustic insulation.

A unique property that balances the tranquility of an exclusive residential area with proximity to all the amenities and beaches of the Costa Brava.

Contact us for more information or to arrange a personalized viewing.

EXCLUSIVE APIALIA COSTA BRAVA. PURCHASE COSTS NOT INCLUDED: Transfer Tax + Notary + Land Registry fees.

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	169 m ²
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Land:	837 m ²