



## House with large plot and potential in Mas Ambros, near the sea

This cozy single-family house is located in the quiet urbanization of Mas Ambros, in Calonge and Sant Antoni, a residential area much appreciated for its calm and its proximity to the town and the coast.

Built in 1972, it has been carefully maintained over the years: the interior has been recently painted, we have oil heating and PVC windows with double glazing, which improves thermal and acoustic comfort.

The house has 3 bedrooms, two of them double, ideal as main rooms or for guests, and a third perfect as a single bedroom, office or multifunctional room. All have built-in wardrobes.

The kitchen, despite being functional, would appreciate a renovation: it is a space with a lot of potential where the new owner can design the kitchen to their liking, modern and open if desired. As for the bathrooms, the house offers two

Price: **350.000 €**

bathrooms with shower:

A main bathroom in good condition, and a second bathroom, simpler, located in the boiler room area, very practical as a service or emergency bathroom.

Next to this area we also find a storage room of approximately 8 m<sup>2</sup>.

The living-dining room, of about 20 m<sup>2</sup>, is divided into two areas separated by a small step, which allows the living area and the dining room to be very clearly differentiated. From here you can access an enclosed terrace, ideal as an additional winter space, games room, reading area or even as a secondary dining room.

One of the great strengths of this property is its large garden of more than 900 m<sup>2</sup>, the result of the two plots that make up the property. It is a very generous space, with many possibilities:

On land to build a swimming pool,

Create several outdoor living areas,

Design a large Mediterranean garden, vegetable garden or children's area.

The outdoor terrace faces south, which guarantees sun for much of the day, making it a place to enjoy the Costa Brava climate practically all year round.

The house also has a garage of about 18 m<sup>2</sup> at street level. It currently does not have direct communication with the house, but it would be perfectly viable to create it with a small work, thus increasing the comfort and value of the house.

In short, it is a solid and very well-kept house, ready to move into from day one, but which at the same time offers room for improvement and updating (especially in the kitchen and secondary bathroom, as well as in the connection with the garage and the design of the garden). It is an ideal opportunity for those looking for a house at an attractive price with potential, large plot and good orientation in one of the most pleasant areas of Calonge and Sant Antoni.

IBI: €670/year

Garbage: €285/year

Property condition: Good

Living Area: 85 sqm

Built Area: 110 sqm

Year of Construction: 1972

Energy Efficiency Certificate (EPC):

Consumption: E 169 kWh/sqm year

Emissions: E 44 kg CO2/sqm year

EPC Registration Number: N8J9LGS9T valid until 02/11/2035

Habitability Certificate: CHG01419825001

API Number: 881

AICAT Registration Number: 12800 Costa Brava Realty S.L.

Located in a stressed housing zone (zona tensionada).

Not included in the price: ITP (Property Transfer Tax - current rate in Catalonia),  
notary and registry fees according to official rates.

Fees: Real estate agent's commission are included in the sale price.

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	110 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Garage:	Yes	Utility room/area:	Yes
Terrace:	Yes	Land:	941 m <sup>2</sup>