



## Villa with swimming pool for sale in Calonge

Apialia Costa Brava exclusive.

Located in the Mas Pere residential area of Calonge and just minutes from Sant Antoni beach, this charming villa offers a perfect blend of comfort, privacy, and excellent upkeep.

The property is very sunny and features a layout designed to be enjoyed throughout the year. On the ground floor, a spacious dining area leads to a cozy living room with air conditioning ideal for relaxing or hosting family gatherings. The bright and functional open-plan kitchen connects to a practical laundry room, adding extra convenience, and opens to the rear garden where you'll find a barbecue area and a large storage room. This level also includes two double bedrooms and a full bathroom, ensuring maximum comfort for family and guests. The covered porch and direct access to the private garden with a swimming pool turn the outdoor space into a true haven of enjoyment.

Upstairs, the master suite stands out for its generous size, private dressing room, full bathroom, and a lovely terrace with panoramic sea views perfect for unwinding at the end of the day.

Price: **490.000 €**

The property also includes a garage, and the house is equipped with oil central heating, aluminum windows, and meticulously maintained finishes. This is a unique opportunity for those seeking quality of life in a peaceful setting, just minutes from the finest beaches of the Costa Brava. Location: Mas Pere - Condition: In good condition - Built area: 186m<sup>2</sup> - Usable area: 110,75m<sup>2</sup> - Energy Efficiency certificate: 2YCH68D4T -Certificate of Occupancy reference: CHG00984825001 -Applicable taxes not included in the sale price (ITP or IVA + AJD): Current rate -Notary and Land Registry fees not included in the sale price: According to official tariffs.Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Villa
Situation:	Avenida Mas Santet, Calonge, Baix Empordà	Built area:	186 m <sup>2</sup>
Useful area:	110 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Washing machine:	Yes	Terrace:	Yes
Plot:	431		