ref. 1042



Villa with swimming pool for sale in Calonge

EXCLUSIVE APIALIA COSTA BRAVA

Located in the serene Mas Pere urbanization in Calonge, just a few minutes from Sant Antoni beach, this charming villa stands out for its privacy, comfort, and impeccable condition. The property enjoys excellent sun orientation and a seamless layout, specifically designed to enjoy the Mediterranean lifestyle year-round.

The main floor is organized around a spacious dining area that connects to a cozy living room equipped with air conditioning, creating an ideal atmosphere for family life. The bright and functional eat-in kitchen has direct access to a laundry area and the rear garden, where the barbecue area and a generous storage room are located. On this same level, the home offers two double bedrooms and a full bathroom, ensuring comfort for both residents and guests. The covered porch serves as a natural extension of the interior, leading to a well-maintained private garden with a swimming pool that invites absolute relaxation.

Price: **490.000 €**

IMISA Costa Brava
Tel. +34 972 65 04 46
https://www.imisacostabrava.com

Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

The upper floor is reserved for the master bedroom, a suite-style room that impresses with its size. This private space features its own walk-in closet, a full bathroom, and an exclusive terrace offering panoramic sea views, making it the perfect sanctuary to unwind at the end of the day.

The estate is completed with a private garage and is equipped with diesel heating and high-quality aluminum frames. Thanks to its meticulous finishes and strategic location near the best beaches on the Costa Brava, this villa represents an exceptional opportunity for those seeking quality of life in a serene and exclusive environment.

Property status: good condition
Living area: 110.75 m² | Built area: 215 m²
Energy Efficiency Certificate (CEE): F (Consumption: 286 kWh/m² year | Emissions: 74 kg CO2/m² year)
CEE Registration Number: 2YCH68D4T | Habitancy Certificate: CHG00984825001
API Number: 0881-GI | AICAT Registration Number: 12800 Costa Brava Realty S.L.
Legal status: Located in a stressed housing zone. Large Property Owner status: No.
Not included in the price: Property Transfer Tax (ITP), notary and registry fees.
Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Avenida Mas Santet, Calonge, Baix Empordà	Built area:	215 m^2
Useful area:	110 m^2	Condition:	
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Plot:	431 m^2