



Exclusiva de APIALIA COSTA BRAVA.

Charming detached house in Mas Vilà, located in a quiet environment surrounded by nature, just a few minutes from the beaches of Sant Antoni de Calonge, Palamós, and also very close to Platja d'Aro.

This unique property is inspired by the shape of the historic watchtowers of the municipality and the residential area, and it is completely renovated with a modern style in the bathrooms and the kitchen.

The residence sits on a private plot and is divided into two well-utilized levels. On the ground floor, an entrance hall connects to the independent kitchen and to a very bright living-dining room with a fireplace. This space opens directly onto the terrace and the private garden surrounding the property. Two spacious bedrooms and a full bathroom complete this level.

The upper floor is exclusively reserved for a large en-suite bedroom with a private bathroom and sea views. The entire house has heating via natural gas radiators to

Price: **415.000 €**

guarantee maximum comfort throughout the year.

A unique opportunity to live near the sea in a property of great character and exclusivity.

Property condition: good/partially renovated

Net floor area: 92 m²

Gross floor area: 125 m²

Energy Performance Certificate (EPC):

Consumption: F 290 kWh/m² year

Emissions: E 61 kg CO₂/m² year

EPC Registration Number: 3CMJSNY42

Certificate of Occupancy: CHG00219626001

API Number: 0881-GI

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

Located in a rent-controlled zone: No.

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

Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Avenida del Rosselló, Sant Antoni de Calonge, Baix Empordà	Built area:	125 m ²
Useful area:	92 m ²	Occup. cert.:	CHG00219626001
Condition:	Good condition	Rooms:	3
Bathrooms:	2 bathrooms	Terrace:	Yes
Plot:	432 m ²		