



### APIALIA COSTA BRAVA Exclusive Listing

Charming detached house in Mas Vilà, It is 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 historical watchtowers of the municipality and the residential area, and has been fully and stylishly renovated.

The residence sits on a private plot and is distributed over two well-designed levels. On the ground floor, an entrance hall connects to the independent kitchen and 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 suite with a private bathroom and sea views. The entire house features natural gas radiator heating to ensure maximum comfort throughout the year.

Price: **425.000 €**

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

#### PROPERTY DETAILS

Condition: Good/Partially renovated.

Usable Area: 92 m // Built Area: 125 m

Year Built: 1984

Energy Efficiency: Consumption: F: 290 kWh/m year

Emissions: E: 61 kg CO<sub>2</sub>/m year

EEC Registration Number: 3CMJSNY42 // Certificate of Occupancy:

CHG00219626001

Additional Information: The sale price does not include Property Transfer Tax (Catalonia), nor notary and registration fees.

Real estate agency fees are included in the price. Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Villa
Situation:	Sant Antoni de Calonge, Baix Empordà	Built area:	125 m <sup>2</sup>
Useful area:	92 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Terrace:	Yes
Plot:	448		