ref. IM-01645



Charming, Sun-Drenched Detached Villa with Private Pool in Mas Barceló, Calonge

Set within the peaceful and highly sought-after residential area of Mas Barceló—just a short stroll from Calonge town centre and all everyday amenities—lies this bright, welcoming detached home. Situated in quiet surroundings with an optimal aspect that enjoys natural sunlight all day, it serves equally well as a primary residence or a Mediterranean holiday retreat on the Costa Brava.

The ground floor hosts a practical, open-plan living and dining area with an integrated kitchen. This space opens out directly onto a covered porch on the same level as the swimming pool, ensuring seamless indoor-outdoor living. This floor also includes two comfortable double bedrooms, a full family bathroom, a guest cloakroom, and a separate utility room.

An internal staircase leads to the upper floor, designed as an intimate and quiet haven. It features a light-filled master en-suite with its own bathroom and direct access to a private sun terrace.

Price: **520.000 €**

IMISA Costa Brava
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17251 Calonge
Girona, Espanya

The exterior boasts low-maintenance garden spaces and an inviting private pool, ideal for enjoying long summers under the Mediterranean sun.

The basement level includes a secure, enclosed private garage.

A functional, delightful home ready to move into, located just minutes from the sandy beaches of Sant Antoni de Calonge.

Contact us today to arrange a viewing and experience this home's full potential in person.

Condition: Good
Usable Floor Area: 123 m²
Gross Built Area: 169 m²
Energy Performance Certificate (EPC): PMWC5GYTW
Energy Consumption: F 292.29 kWh/m² year
CO? Emissions: E 61.61 kg CO?/m² year
API No.: 881
AICAT Registration No.: 12800 Costa Brava Realty S.L.

Located in a designated rent-controlled / stressed housing market. Large property holder status: Yes / No.
Not included in asking price: Property Transfer Tax (ITP rate in Catalonia), notary fees, and land registry charges.
Agency fees: Real estate agency fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Ametller, Calonge, Baix Empordà	Built area:	169 m^2
Useful area:	94 m^2	Condition:	Perfect condition
Rooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Swimming pool:	Yes
Plot:	662 m^2		