ref. IM-01642



6-bedroom house with pool and garden in Calonge

Exclusive Listing Apialia Costa Brava.

Nestled in the peaceful residential area of Mas Pere, within the municipality of Calonge i Sant Antoni, this property enjoys a privileged setting dominated by tranquility and lush green surroundings. The location offers the quintessential peace of the Baix Empordà without compromising on convenience: the historic heart of Calonge—with its inviting atmosphere, local boutiques, and everyday amenities—is just minutes away, while the coastal delights, sandy beaches, and hidden coves of Sant Antoni, Palamós, and Platja d'Aro are merely a short, effortless drive away.

Upon entering the ground floor, a generous entrance hall leads into a welcoming living and dining room seamlessly connected to the independent kitchen and with direct access to the terrace, overlooking the swimming pool and mountain landscape. This level also accommodates two bedrooms and two full bathrooms, offering an exceptionally comfortable layout for daily living.

Price: **650.000 €**

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, reached via an interior staircase from the foyer, features its own living lounge—an ideal retreat for family downtime. Surrounding this central space are four additional bedrooms and a full bathroom, making it perfectly suited for large families, hosting guests, or setting up a dedicated, private home office.

On the lower level, the semi-basement floor features an expansive enclosed garage connected to a versatile multi-purpose area that could easily be converted into an independent guest apartment, entertainment suite, or hobby room. It comes equipped with pre-installations for a bathroom as well as a fireplace. This floor also houses the technical/utility room.

An exceptional opportunity for discerning buyers seeking a solid, spacious home full of character in one of the most sought-after enclaves of the Costa Brava.

Property Condition: Very good

Usable Area: 164 m²

Built Area: 314 m²

Energy Performance Certificate (EPC):

Consumption: E 193 kWh/m² year

Emissions: E 50 kg CO?/m² year

EPC Registration Number: ZVQG8ZVRS

API Number: 881

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

Located in a regulated housing market area (zona tensionada).

Not included in the price: Property Transfer Tax (ITP, standard Catalan rate), notary fees, and land registry fees according to official tariffs.

Agency Fees: Real estate brokerage fees are included in the sales price.

ref. IM-01642

Transaction:	Sale	Category:	Villa
Situation:	Calle Navarra, Calonge, Baix Empordà	Built area:	314 m^2
Useful area:	164 m^2	Condition:	Good condition
Rooms:	6	Bathrooms:	3 bathrooms
Parking:	Yes	Garage:	Yes
Utility room/area:	Yes	Terrace:	Yes
Garden:	Yes	Swimming pool:	Yes
Plot:	985 m^2		

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