

**Sunny single-level villa with private pool in Puig Rosell, Calonge****520.000 €**

EXCLUSIVE Apialia Costa Brava.

Within walking distance of the charming Catalan village of Calonge, this beautiful south-facing villa is located in the sought-after Puig Rosell neighbourhood. The property combines comfort, privacy and a Mediterranean lifestyle, making it ideal as a second home on the Costa Brava or as a permanent sunny residence.

The villa is entirely laid out on one level and features a spacious, modern kitchen with an adjoining utility room, a bright living room with a fireplace and direct access to the covered terrace, offering stunning views of the surrounding hills.

There are three comfortable double bedrooms, one of which has an en-suite bathroom. A second full bathroom serves the remaining bedrooms.

The well-maintained garden with private swimming pool is the heart of outdoor living: several terraces, both covered and open, invite you to enjoy the Mediterranean sun all year round.

The property also includes a separate garage with storage space.

Its location at the entrance of the neighbourhood is perfect for hikers and cyclists. Puig Rosell is known as a modern, quiet and well-kept residential area. Built in 2005 and equipped with wooden window frames with double glazing, oil-fired central heating and photovoltaic panels for electricity, this property meets all requirements for comfort and energy efficiency.

Transaction:	Sale	Category:	House
Municipality:	Baix Empordà	Surface area:	169 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Land:	837 m <sup>2</sup>





























