

**Villa with swimming pool for sale in Calonge****490.000 €**

Apialia Costa Brava exclusive.

Located in the Mas Pere residential area of Calonge and just minutes from Sant Antoni beach, this charming villa offers a perfect blend of comfort, privacy, and excellent upkeep.

The property is very sunny and features a layout designed to be enjoyed throughout the year. On the ground floor, a spacious dining area leads to a cozy living room with air conditioning ideal for relaxing or hosting family gatherings. The bright and functional open-plan kitchen connects to a practical laundry room, adding extra convenience, and opens to the rear garden where you'll find a barbecue area and a large storage room. This level also includes two double bedrooms and a full bathroom, ensuring maximum comfort for family and guests. The covered porch and direct access to the private garden with a swimming pool turn the outdoor space into a true haven of enjoyment. Upstairs, the master suite stands out for its generous size, private dressing room, full bathroom, and a lovely terrace with panoramic sea views perfect for unwinding at the end of the day.

The property also includes a garage, and the house is equipped with oil central heating, aluminum windows, and meticulously maintained finishes. This is a unique opportunity for those seeking quality of life in a peaceful setting, just minutes from the finest beaches of the Costa Brava. Location: Mas Pere - Condition: In good condition - Built area: 186m<sup>2</sup> - Usable area: 110,75m<sup>2</sup> - Energy Efficiency certificate: 2YCH68D4T -Certificate of Occupancy reference: CHG00984825001 -Applicable taxes not included in the sale price (ITP or IVA + AJD); Current rate -Notary and Land Registry fees not included in the sale price: According to official tariffs. Número API: 0980-GI, número registro: 5339

Transaction:	Sale	Category:	House
Situation:	Avenida Mas Santet, Calonge i Sant Antoni, Baix Empordà	Built area:	186 m <sup>2</sup>
Useful area:	110 m <sup>2</sup>	Occup. cert.:	
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Washing machine:	Yes	Terrace:	Yes
Plot:	431 m <sup>2</sup>		





























