

**Villa for sale in Sant Antoni de Calonge****475.000 €****Exclusive Apialia Costa Brava**

Located in Sant Antoni de Calonge, just 1 km from the beach and with easy access, this charming detached house offers spacious interiors, comfort, and outdoor areas ideal for enjoying the Costa Brava lifestyle.

The ground floor features an entrance hall, a spacious living-dining room with fireplace and air conditioning, a separate kitchen with direct access to the garden and a pleasant terrace with barbecue, perfect for gatherings and outdoor meals. The property also includes 4 double bedrooms, a full bathroom, and a guest toilet.

Upstairs, accessed via exterior stairs, there is a large sunny terrace, an independent bedroom, and another room currently used as a storage area, offering multiple possibilities.

A bright and functional home, ideal both as a permanent residence or as a holiday home near the sea.

Don't miss this opportunity to enjoy a charming home with spacious areas and the true essence of the Costa Brava just minutes from the beach.

Location: Av. Unió - Condition: In good condition - Built area: 147m² - Usable area: 116m² - Energy Efficiency certificate: MJS0HDSTC -Certificate of Occupancy reference: CHG00472626001 - 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 de la Unió, Sant Antoni de Calonge, Baix Empordà	Built area:	147 m ²
Useful area:	116 m ²	Occup. cert.:	
Condition:		Rooms:	5
Bathrooms:	2 bathrooms	Parking:	Yes
Terrace:	Yes	Plot:	412 m ²

























