



Spacious Villa with Pool, 6 Bedrooms and Large Garage in Calonge

650.000 €

Located in the peaceful Mas Pere residential development, within the municipality of Calonge i Sant Antoni, this property enjoys a privileged residential setting surrounded by tranquillity and nature. The area offers the perfect combination of peace and convenience: just a few minutes away is the historic centre of Calonge, with its welcoming atmosphere, local shops and everyday services, while the coast, with the beaches and coves of Sant Antoni, Palamós and Platja d'Aro, is just a short drive away.

On entering the ground floor, a spacious entrance hall leads to a warm dining and living room, connected to the separate kitchen and with direct access to the terrace, which enjoys views of the mountains and swimming pool.

This floor also comprises two bedrooms and two full bathrooms, making it a very practical and comfortable level for everyday living.

The upper floor, accessed via an internal staircase from the entrance hall, features its own living room, an ideal space for family leisure or relaxation. Four additional bedrooms and a full bathroom are arranged around this area, making this floor particularly suitable for large families, hosting guests or working from home with complete privacy.

The lower level, a semi-basement floor, features a very large enclosed garage connected to a versatile additional space that could be converted into an apartment, games room, entertainment area or used for a variety of other purposes. Bathroom installations are already in place, and there is also a fireplace. This floor also houses the utility and machinery room.

An ideal opportunity for those looking for a solid, spacious and characterful home in one of the most sought-after areas of the Costa Brava.

Property condition: Very good

Usable area: 164 m²

Built area: 314 m²

Energy Performance Certificate (EPC):

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Energy consumption: E – 193 kWh/m²/year

CO₂ emissions: E – 50 kg CO₂/m²/year

EPC registration number: ZVQG8ZVRS

The property is located in a designated stressed residential market area.

Not included in the price: Transfer Tax (ITP – current rate in Catalonia), notary fees and Land Registry fees according to the applicable official tariffs.

Agency fees: Real estate agency fees are included in the sale price.

Transaction:	Sale	Category:	House
Situation:	Calle Navarra., Calonge i Sant Antoni, Baix Empordà	Built area:	314 m ²
Useful area:	164 m ²	Condition:	Good condition
Rooms:	6	Bathrooms:	3 bathrooms
Garage:	Yes	Garden:	Yes
Swimming pool:	Yes	Plot:	985 m ²





























