



## Villa for sale in Calonge

Chalet in perfect condition: functional and well located on the Costa Brava

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

Price: **490.000 €**

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

AICAT Registration Number: 12007

API Number: 1154

Transaction:	Sale	Category:	Villa
Situation:	Avenida Mas Santet, Calonge, Baix Empordà	Built area:	186 m <sup>2</sup>
Useful area:	110 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Bedrooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Plot:	431 m <sup>2</sup>		