



## Villa for sale in Rio de Oro

Located in a peaceful setting with lovely views, this property is just 4 km from the center of Calonge

Charming villa, built in the 1980s, offering spacious and bright rooms that breathe comfort and warmth.

It features 5 bedrooms and 4 full bathrooms, ideal for large families or hosting guests in total comfort. The house flows outward with several terraces, a generous barbecue area, and a large swimming pool surrounded by nature perfect for enjoying summer outdoors.

The garden, with native Mediterranean vegetation, adds an authentic touch and brings personality and harmony to the outdoor space.

Located in a peaceful setting with lovely views, this property is just 4 km from the center of Calonge, offering the tranquility of nature with the convenience of nearby services.

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

Price: **690.000 €**

Transaction:	Sale	Category:	Villa
Situation:	Avet, Calonge, Baix Empordà	Built area:	504 m <sup>2</sup>
Useful area:	193 m <sup>2</sup>	Occup. cert.:	CHG00287425001
Condition:	Good condition	Bedrooms:	5
Bathrooms:	4 bathrooms	Parking:	Yes
Parking:	Yes	Utility room/area:	Yes
Terrace:	Yes	Swimming pool:	Yes
Plot:	1.483 m <sup>2</sup>		