



## Villa for sale in Calonge

Beautiful villa with private pool and garden.

EXCLUSIVE Apialia Costa Brava.

Within walking distance of the charming Catalan village of Calonge, this beautiful south-facing villa is located in the prestigious Puig Rosell area. The property combines comfort, privacy, and a Mediterranean lifestyle, ideal as a second home on the Costa Brava or as a primary residence.

The house is laid out on a single level and features a spacious modern kitchen with an adjoining laundry room, a bright living room with a fireplace, and direct access to the covered terrace with stunning views of the surrounding hills.

It offers three comfortable double bedrooms, one of them with an en-suite bathroom. A second full bathroom serves the other bedrooms.

The carefully maintained garden with a private pool is the heart of outdoor living: several terraces, both covered and open, invite you to enjoy the Mediterranean sun

Price: **498.000 €**

all year round. The property also includes an independent garage with a storage room.

Its location at the entrance of the neighborhood is ideal for pedestrians and cyclists, and Puig Rosell is a modern, quiet, and well-kept residential area.

Built in 2005, this house is equipped with wooden double-glazed windows, central gas heating, and photovoltaic panels for electricity, meeting all requirements for comfort and energy efficiency.

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	169 m <sup>2</sup>
Bedrooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Terrace:	Yes
Swimming pool:	Yes	Land:	837 m <sup>2</sup>