



## Villa for sale in Mas Pere - Calonge

In the quiet Mas Pere residential area in Calonge, this charming detached house enjoys panoramic sea views and a layout designed for year-round living.

The property is arranged over two floors and stands out for its natural light and seamless connection between indoor and outdoor spaces. On the main floor, at garden level, the entrance hall leads to a spacious living-dining room with a fireplace a warm and comfortable space, ideal for winter evenings. The kitchen, open to the living area and recently renovated, combines contemporary design with functionality, becoming the true heart of the home.

On this same floor there are three bedrooms, two full bathrooms and a practical laundry room. From the living area, there is access to the terrace, a privileged spot with panoramic sea views, perfect for sunny breakfasts, summer dinners or simply unwinding while enjoying the horizon.

The lower ground floor houses the garage and the heating machinery room, providing comfort and additional storage space.

An ideal property both as a primary residence or a second home, set in a peaceful residential environment just a few minutes from the beaches and local amenities.

Price: **545.000 €**

Location: Mas Pere  
Condition: Good condition  
Built area: 170m<sup>2</sup>  
Usable area: 107m<sup>2</sup>  
Energy Efficiency certificate reference: LW4ZMMM7  
Certificate of Occupancy reference: CHG00096819001  
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:	Calonge, Baix Empordà	Built area:	170 m <sup>2</sup>
Useful area:	107 m <sup>2</sup>	Occup. cert.:	
Condition:		Bedrooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Central heating:	Yes
Plot:	848 m <sup>2</sup>	Furnished:	Yes