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ref. 1079



Villa for sale in Sant Antoni de Calonge

Bright house near the sea on the Costa Brava, ideal for living or investing.

Exclusive Apialia Costa Brava.
Located in the Mas David residential development in Sant Antoni de Calonge, this spacious detached villa enjoys an excellent orientation and is situated just 1 km from the beach. With 383 m² of built area, the property stands out for its generous spaces, abundant natural light and highly versatile layout over two floors, offering different living areas and plenty of possibilities both for a family and for hosting guests.
The main floor features a welcoming entrance hall leading to a spacious living-dining room with a fireplace and direct access to the terrace, a separate kitchen, three double bedrooms, a full bathroom with both a bathtub and shower, and a guest toilet.
The garden-level floor offers a second area with great potential, comprising a living-dining room, separate kitchen, double bedroom, bathroom with shower and a versatile multipurpose room with an additional bathroom with shower. This floor

Price: **525.000 €**

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also benefits from a large terrace and allows for the creation of a more independent and private area, ideal for family members, guests, older children or simply for enjoying additional living space within the property.
The house also features a spacious 42 m² garage with an automatic door.
Additional features include PVC windows with double glazing, central heating powered by heating oil and air conditioning with heat pump through split units.
Its location, in a quiet residential area close to the sea, offers the perfect combination of peace and tranquillity with easy access to the beaches and all the amenities of Sant Antoni de Calonge.
A spacious property offering a wide range of possibilities, ideal both as a permanent residence and as a second home on the Costa Brava.
Come and visit it and discover its full potential.

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.

Transaction:	Sale	Category:	Villa
Situation:	Alguer, Sant Antoni de Calonge, Baix Empordà	Built area:	383 m^2
Useful area:	189 m^2	Condition:	Good condition
Bedrooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Parking:	Yes
Washing machine:	Yes	Utility room/area:	Yes
Terrace:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	620 m^2