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ref. IM-01642



Villa for sale in Calonge

With a swimming pool and private garden

Apialia Costa Brava Exclusive.
Located in the quiet Mas Pere residential area within the municipality of Calonge i Sant Antoni, this home enjoys a privileged setting defined by tranquility and lush greenery. The location offers the peaceful atmosphere of the Baix Empordà region without sacrificing convenience: the historic center of Calonge—with its welcoming ambiance, local shops, and daily amenities—is just minutes away, while the coast (featuring the beaches and coves of Sant Antoni, Palamós, and Platja d'Aro) is a short, easy drive away. Upon entering the ground floor, a spacious foyer leads to a warm dining and living area; this space connects to the separate kitchen and opens directly onto a terrace offering views of the mountains and the swimming pool. This floor also houses two bedrooms and two full bathrooms, making it a highly practical layout for everyday living. The upper floor, accessed via an internal staircase from the entrance, features its own living room—an ideal space for family leisure activities. Surrounding this area are four additional bedrooms and a full bathroom, a configuration perfect for large families, hosting guests, or working

Price: **650.000 €**

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from home in complete privacy. On the lower level, the semi-basement houses a very large enclosed garage connected to a multi-purpose space that could be converted into an apartment, a recreation room, or other uses; it is already equipped with bathroom connections and a fireplace. The utility/mechanical room is also located on this floor. This is an ideal opportunity for those seeking a solid, spacious home with character in one of the Costa Brava's most sought-after areas.

Located in a high-demand housing zone. Not included in the price: Property Transfer Tax (ITP) at the rate currently in effect in Catalonia, and notary and land registry fees. Fees: Real estate agency fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Navarra, Calonge, Baix Empordà	Built area:	314 m^2
Useful area:	164 m^2	Condition:	Perfect condition
Bedrooms:	6	Bathrooms:	3 bathrooms
Parking:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
Plot:	985 m^2		