



## Villa for sale in Sant Antoni de Calonge

Villa which combines rustic elegance with modern comfort in Sant Antoni de Calonge

Welcome to this stunning residence in Mas Vilar, Sant Antoni de Calonge, which combines rustic elegance with modern comfort. This charming stone chalet has a built area of 499 m<sup>2</sup> on a plot of 1,340 m<sup>2</sup>, offering generous space in a privileged location just steps from the sea. The house is distributed over three levels, highlighting its carefully crafted Arab tile architecture that enhances its Mediterranean charm. On the semi-basement floor, we find a spacious foyer with wooden beams and stone details. Two doors lead us to a large closet and a cellar. The main floor is distributed in a spacious entrance hall with double height, a spectacular living-dining room with fireplace and space for entertainment, and the bright kitchen with fireplace and dining area that becomes the heart of the home, with direct access to the main garden. A spectacular living-dining room, two double bedrooms, one of which is a suite with a dressing room, and two bathrooms complete this floor with comfort and style. On the first floor, a corridor that becomes a library surrounds the perimeter of the house, offering a quiet retreat

Price: **790.000 €**

for reading. Two additional bedrooms, one with access to the garden and the other with sea views, guarantee privacy and comfort for the whole family. A full bathroom completes this floor. The property has a garden, garage, porch, and heating.

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	499 m <sup>2</sup>
Bedrooms:	5	Bathrooms:	3 bathrooms
Parking:	Yes	Parking:	Yes
Utility room/area:	Yes	Terrace:	Yes
Garden:	Yes	Swimming pool:	Yes
Central heating:	Yes	Air conditioning:	Yes
Land:	1.340 m <sup>2</sup>	Balcony:	Yes