



## Charming 3-bedroom house in Sant Antoni de Calonge on the Costa Brava, with pool and garage

Unique opportunity on the Costa Brava! Discover your next home in Calonge de Sant Antoni. Located in the charming area of Mas Vilar in Sant Antoni de Calonge very close to the beach, this impressive property is perfect for those looking for the ideal combination of tranquility and comfort.

Built in 2001 and in excellent condition, this property is located on a plot of more than 1,000 m<sup>2</sup> and has a constructed area of 285 m<sup>2</sup>, offering ample and comfortable living space. The house has 3 bedrooms and 3 full bathrooms. It has a beautiful pool with a low-maintenance relaxation area and a garage.

The house is distributed as follows: on the ground floor we find a spacious and bright living-dining room with a terrace around the entire perimeter with open views, kitchen, 1 bedroom with an en-suite bathroom and 1 toilet.

On the upper floor there are 2 very large bedrooms and 1 full bathroom.

Price: **925.000 €**

On the semi-basement floor there is a very large garage that has 1 full bathroom and a space that can be converted into a studio with very little budget. This floor has heating, windows and a separate entrance door, and is connected to the main house by a staircase.

Diesel heating. Aluminum windows with double glazing.

The home stands out for its large space and cozy design, ideal for enjoying with the family or receiving guests. In addition, the location on the Costa Brava will allow you to enjoy a privileged natural environment, with access to spectacular beaches and all the amenities that the region offers.

Do not miss this opportunity! Contact us for more information and to organize a visit.

APIALIA product. ADDITIONAL PURCHASE EXPENSES: 10% ITP + Notary + Registration.

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	286 m <sup>2</sup>
Rooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Swimming pool:	Yes
Central heating:	Yes	Land:	1.066 m <sup>2</sup>