



**Excellent, single storey, low maintenance villa close to the centre of Calonge, with sea views.**

A very well constructed and designed villa located within walking distance to Calonge, with sea and mountain views. The villa is located on a flat plot and with a mature, low maintenance garden with fruit trees. The pool is completely fenced, with a shaded BBQ area behind.

The villa consists of three spacious double bedrooms, two complete bathrooms, open kitchen, living / dining room with access to a large terrace with amazing views overlooking Calonge and onto the sea. The property is in excellent condition. There is also a spacious garage.

Calonge is just a couple of kilometres from the beautiful beaches of St. Antoni and is situated at the edge of the stunning Gavarres National Park, which continues all the way to Girona. The pretty market town of Calonge, like many other towns in the Costa Brava, effortlessly combines a rich historical pedigree, best epitomized by its medieval castle, the church of Sant Martí, with more modern day facilities and

**Price: 499.000 €**

amenities such as a wealth of buzzing little bars, banks, shops and restaurants. The region is also very well known for its varied vineyards and superb wine.

APIALIA PRODUCT. PURCHASE EXPENSES NOT INCLUDED: 10% ITP + Notary fees + Land Registry.

Transaction:	Sale	Category:	Villa
Situation:	Baix Empordà	Surface area:	215 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Swimming pool:	Yes
Central heating:	Yes	Plot:	644 m <sup>2</sup>