



## A home designed to enjoy with the family: large garden, bright spaces and quality finishes

A cozy single-family house is offered for sale located in a privileged location on Fragata street, in Sant Antoni de Calonge. Just 1 minute walk from the beach, this property combines the tranquility of a residential environment with the convenience of being close to all services.

The house has a large garden ideal for enjoying relaxing moments with the family. Its interior distribution is functional and bright, adapting to the needs of modern life.

This property, the result of a careful study of the topography of the land and the needs of the user, offers a functional and optimal distribution. The open and bright spaces, facing southeast, stand out, allowing you to enjoy natural light throughout the day.

Featured Features:

Price: **1.600.000 €**

**Bioclimatic architecture:** The orientation of the property, together with thermal insulation and efficient air conditioning systems, guarantee optimal comfort and a reduction in the ecological footprint.

**Construction quality:** The materials used such as reinforced concrete, double-glazed aluminum carpentry and top quality finishes ensure the durability and long-term value of the property.

**Private garden and pool:** An oasis of tranquility just a few steps from the house. The pool, with an efficient filtration system, is ideal for cooling off in the hottest months.

**Technological equipment:** The property has a complete electrical installation, with a power of 9,200 W, as well as an air conditioning system through ducts and fan-coils that guarantee optimal comfort at any time of the year.

**Renewable energies:** The production of domestic hot water through solar panels and aérothermal energy, along with other energy efficiency measures, contribute to reducing energy expenditure and the carbon footprint.

**Distribution:**

**Basement:** Garage, warehouse, games room, facilities and access staircase to the upper floors.

**Ground floor:** Large living-dining room with access to the garden, equipped kitchen, two double bedrooms and two full bathrooms.

**First floor:** Two double bedrooms and two full bathrooms.

**Finishes:**

**Interior:** Tiled in bathrooms and kitchen, plastered and painted in the rest.

Stoneware and non-slip stoneware flooring. Interior wood carpentry.

**Exterior:** Lacquered aluminum carpentry, double glazing, blinds, thermal insulation on the outside (SATE).

This property is a unique opportunity to acquire a sustainable, modern and comfortable home in a privileged environment.

Discover all the details of this property in a personalized visit.

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

Transaction:	Sale	Category:	Villa
Work category:	New construction	Situation:	Baix Empordà
Surface area:	310 m <sup>2</sup>	Rooms:	4
Bathrooms:	4 bathrooms	Parking:	Yes
Washing machine:	Yes	Terrace:	Yes
Swimming pool:	Yes	Central heating:	Yes
Plot:	466 m <sup>2</sup>	Lift:	Yes