



Modern house with sea views, Mas Ambros, Calonge

A modern, beautiful and very well maintained house with sea views, private pool and several terraces to enjoy outdoor living. The house is located just 3 minutes from the village of Calonge with all its amenities and less than 10 minutes from the beaches of Sant Antoni de Calonge and Playa de Aro.

The house has 295 m² built on a 720 m² plot and is distributed over 3 levels:

Street level: Private garage and driveway.

Lower level: Multifunctional room with fireplace, which could be a games room or an additional bedroom. Bathroom with shower and toilet. Storage area with the heating system and filtration room for the pool.

Ground floor: Entrance hall. Utility room with access to the back of the house. Large living/dining room with access to a large front terrace, a side terrace and the pool. The living room has a nice round seating area with glass panels that optimize

Price: **550.000 €**

the sea views. Separate and fully equipped kitchen with fireplace and access to the terrace. Master bedroom with dressing room and en-suite bathroom, with access to the side terrace and pool. Guest toilet.

First floor: Two double bedrooms, both with access to a large roof terrace with excellent sea views. One full bathroom.

Between the ground floor and the first floor there is access to the rear garden with a barbecue area.

This is a ready-to-move-in property.

APIALIA PRODUCT. PURCHASE COSTS NOT INCLUDED: 10% ITP + Notary + Registry.

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	263 m ²
Rooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Terrace:	Yes
Swimming pool:	Yes	Central heating:	Yes
Land:	720 m ²		