



This 5-bedroom house in perfect condition, with a swimming pool and a nice terrace, is located in a residential area of Calonge and just a few minutes from the beach.

The house has three floors. On the main floor, at street level, there is an entrance hall, living room, kitchen, 2 bedrooms, 1 full bathroom with a bathtub and a nice, large terrace. From the terrace, you go down to the pool and the very private garden. On the first floor, there is a very large suite, with a dressing room and bathroom with shower, as well as an adjoining office, which could also have another use as a children's room. Currently, the suite is used as a games room/family room. This floor has another terrace with mountain views.

Going down to the semi-basement floor, we find two rooms with natural light that can have several uses (currently a family office and storage) and have a bathroom with shower on the same floor. From the entrance hall on the same floor there is access to the garage, with a part dedicated to the laundry, leaving plenty of room for a large car and more storage. It has an automatic door. Outside, just outside the garage, there is more parking. All floors are connected by stairs.

Price: **549.000 €**

The small but nice and well-kept garden has a fenced pool and relaxation area.  
Natural gas heating.

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

Transaction:	Sale	Category:	Villa
Situation:	Baix Empordà	Surface area:	173 m <sup>2</sup>
Rooms:	5	Bathrooms:	3 bathrooms
Parking:	Yes	Utility room/area:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
Plot:	604 m <sup>2</sup>		