



## Exclusive Retreat on the Costa Brava: Spacious Areas and Privac

Explore your perfect oasis in the serene urbanization of Rio d'Oro, strategically located near the center of Calonge and just five minutes by car from the beach. With a generous plot of 1,603 m<sup>2</sup>, completely secure and surrounded by privacy, this charming residence is in optimal condition and offers an ideal layout for day-to-day living:

On the main floor, a spacious living-dining room invites relaxation, complemented by an open kitchen to the dining area, perfect for special moments. From here, access a covered terrace with a summer dining area, ideal for outdoor dinners. Additionally, this floor includes a double bedroom with an ensuite bathroom and a guest toilet. Upstairs, you will find a bedroom with access to a large terrace for panoramic views, two additional bright and spacious double bedrooms, and a full bathroom. The lower floor houses a guest bedroom with a bathroom, a summer kitchen with access to the porch equipped with a bar, and direct access to the pool area. Completing this floor is a garage, storage room, and laundry room.

Price: **775.000 €**

Outside, enjoy a spacious solarium with a pool for sunny days and a barbecue area with a pizza oven. The low-maintenance garden ensures a hassle-free outdoor space.

Equipped with central diesel heating, air conditioning, and WiFi both indoors and outdoors, this property ensures comfort throughout the year. Additionally, with automatic garage doors and access to the entrance for added convenience and security, it represents an ideal opportunity as a comfortable and well-located primary or secondary residence.

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

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	281 m <sup>2</sup>
Rooms:	5	Bathrooms:	3 bathrooms
Garage:	Yes	Utility room/area:	Yes
Garden:	Yes	Land:	1.603 m <sup>2</sup>