



## House for sale in Sant Antoni de Calonge

Charming 3-bedroom house in Sant Antoni de Calonge on the Costa Brava, with pool and garage

Unique opportunity on the Costa Brava! Discover your next home in Calonge de Sant Antoni. Located in the charming area of Mas Vilar in Sant Antoni de Calonge, very close to the beach, this impressive property is perfect for those looking for the ideal combination between tranquility and comfort. Built in 2001 and in excellent condition, this property is located on a plot of more than 1,000 m<sup>2</sup> and has a constructed area of 285 m<sup>2</sup>, offering ample and comfortable living space. The house has 3 bedrooms and 3 full bathrooms. It has a beautiful pool, a low-maintenance relaxation area, and a garage. The house is distributed as follows: on the ground floor, we find a spacious and bright living-dining room with a terrace around the entire perimeter with open views, a kitchen, one bedroom with an ensuite bathroom, and one toilet. On the upper floor, there are two very large bedrooms and one full bathroom. On the semi-basement floor, there is a very large garage that has one full bathroom and a space that can be converted into a studio with very little budget. This floor has heating, windows, and a separate entrance

Price: **925.000 €**

door and is connected to the main house by a staircase. Diesel heating. Aluminum windows with double glazing. APIALIA product. ADDITIONAL PURCHASE EXPENSES: 10% ITP + Notary + Registration.

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	286 m <sup>2</sup>
Bedrooms:	3	Bathrooms:	3 bathrooms
Parking:	Yes	Swimming pool:	Yes
Central heating:	Yes	Land:	1.066 m <sup>2</sup>