

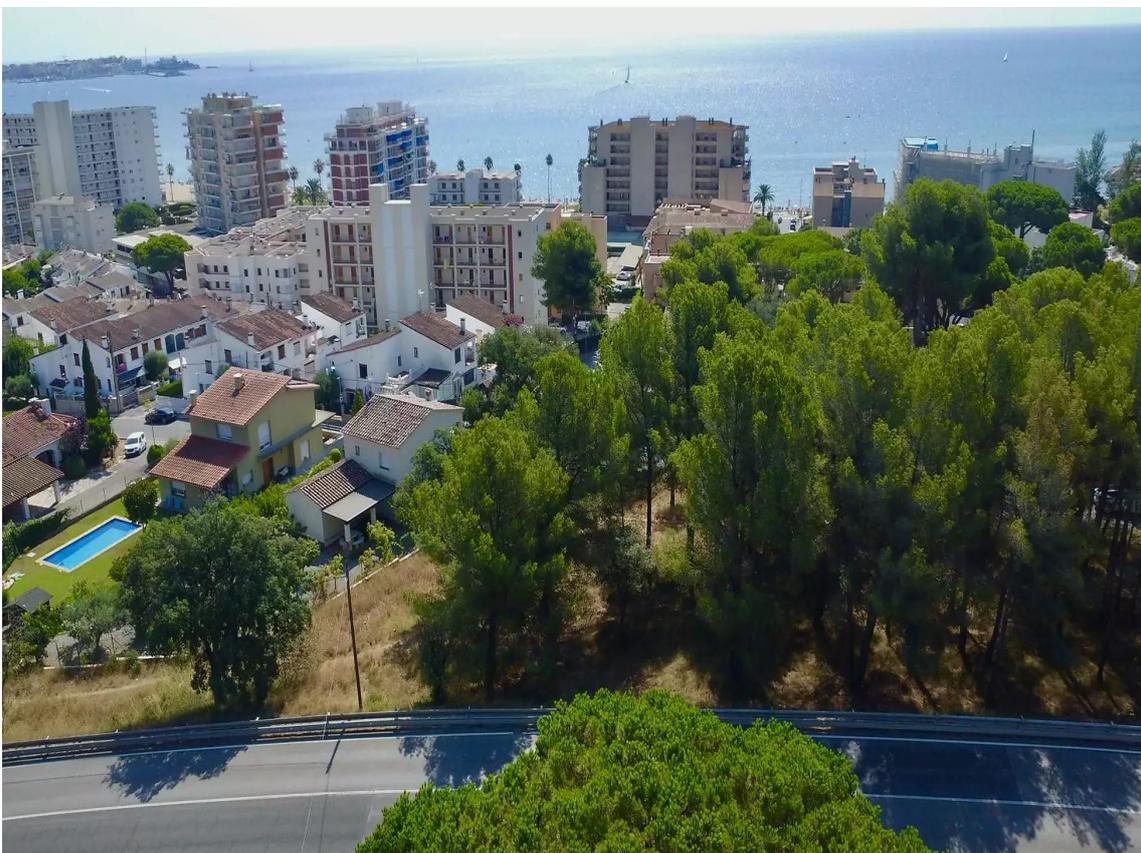


**A home designed to enjoy with the family: large garden, bright spaces and quality finishes**

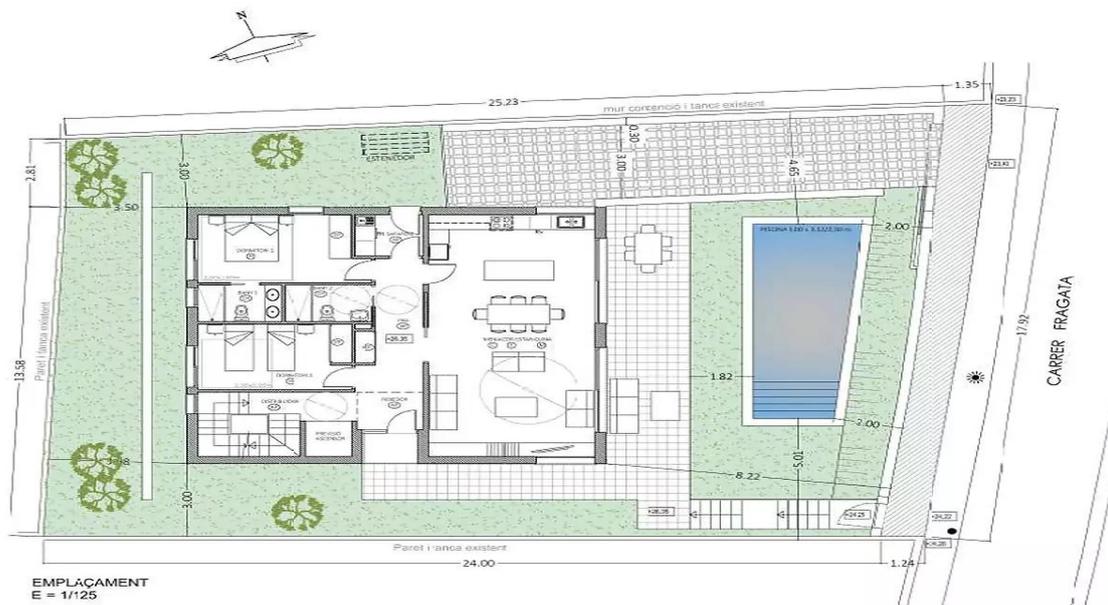
**1.600.000 €**

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 moments of relaxation with the family. Its interior layout is functional and bright, adapting to the needs of a 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 layout. The open and bright spaces, facing southeast, stand out, allowing you to enjoy natural light throughout the day. Outstanding features: Bioclimatic architecture: The orientation of the property, together with the thermal insulation and efficient air conditioning systems, guarantee optimal comfort and a reduction of the ecological footprint. Construction quality: The materials used such as reinforced concrete, double-glazed aluminium carpentry and top-quality finishes ensure the durability and long-term value of the property. Private garden and pool: An oasis of tranquillity 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 a ducted and fan-coil air conditioning system that guarantees optimal comfort

Transaction:	Sale	Category:	House
Work category:	New construction	Municipality:	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
Land:	466 m <sup>2</sup>	Lift:	Yes

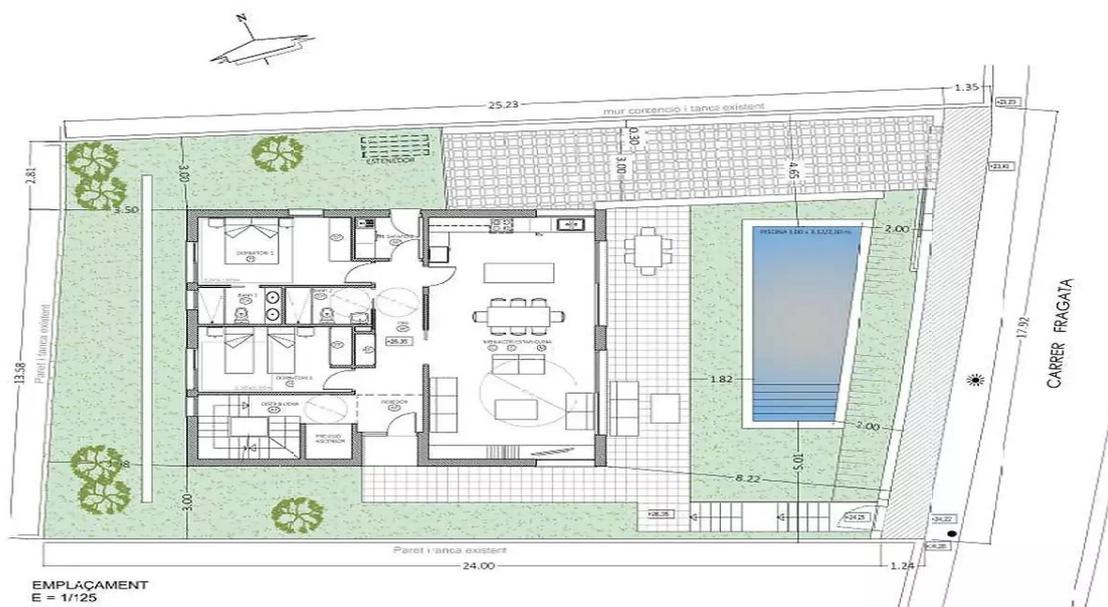






EMPLAÇAMENT  
E = 1/125

-  SUPERFÍCIE SOLAR : 417,91 m2.
-  SUPERFÍCIE CESSA : 24,78 m2.
-  ZONA ENJARDINADA (GESPA)
-  PAVIMENT CERÀMIC
-  PAVIMENT DREMANT DE LA CASA "BREINCO" 



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