

**Promociones Calafat, S.A.**

Passatge Ancora, s/n - Zona Comercial

Urb. Calafat, 43860 - L'Ametlla de Mar

Tel: +34 977 486 021 | 902 787 360

www.calafat.net

Ref: 159 Chalet independent en calle Pescador 1B58 AMETLLA DE MAR (L')

DESCRIPTION

Villa in Calafat, just 300 metres from the marina Calafat Homes presents this charming two-storey villa, a property with Mediterranean character, exceptionally well maintained and offering excellent potential as an ideal family holiday home or second residence. The property enjoys a privileged location, just 300 metres from Calafat marina, in a peaceful setting close to the sea. The main floor features a welcoming entrance hall providing access to the different areas of the home. To the left is the kitchen, while to the right a hallway leads to the sleeping accommodation, comprising three double bedrooms, one single bedroom and two complete bathrooms with showers. The spacious and bright living-dining room opens onto a pleasant balcony-terrace with sea views, the perfect place to enjoy breakfast, relax in the Mediterranean sunshine or spend peaceful evenings outdoors. The ground floor offers a large garage, a sitting room and a laundry area with access to a covered rear terrace. This space has excellent potential for renovation and could be converted into a separate apartment, guest accommodation or additional living space. Outside, the property boasts a large, beautifully maintained private garden, complete with a barbecue area and sufficient space to install a swimming pool, creating your own private Mediterranean oasis. The villa is equipped with air conditioning, security bars, tiled flooring and shutters, and is sold fully furnished, ready to enjoy. A property full of possibilities, ideal as a holiday home, second residence or investment opportunity in one of the most attractive areas of the Calafat coast.



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General

Type of Property: **Detached** m2: **295**

house / Villa

m2 plot: **653** Distance from the beach: **200**

Year of construction: Type of pool:

1980

Views: **Street view**

Characteristics

Number of rooms: **4**

Toilets: **0**

Bathrooms with bathtub:

0

Bathrooms with shower: **2** Double beds: **0**

Single beds: **0**

Bunk beds: **0**

Cribs: **0**

Sofa beds: **0**

Type of kitchen: **Separate kitchen**

Other Features

Terrace

Garden

Garage

Equipment

typology_id

Oven

Hot water tank

Garden and outdoor
furniture

Wardrobes

Refrigerator

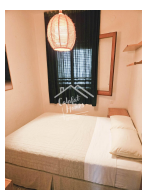
BBQ

Awning

Kitchen equipment

Washing Machine

Garden furniture





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Season	Price	Minimum stay
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