

## house for sale L'ametlla De Mar, Baix Ebre



Located in the exclusive Calafat residential area, in the charming fishing village of L'Ametlla de Mar, we present this spacious single-storey detached villa, set right in front of the commercial area and just steps away from all services, sports facilities and leisure options. It is also only 500 metres from Calafató beach.~The property stands on a generous double plot of 1,101 m2, ideal for those seeking space, privacy or even investment opportunities. The villa offers a built surface of 142 m2, conveniently laid out on one floor: a large living-dining room, independent kitchen, 4 bedrooms, one full indoor bathroom, one outdoor bathroom, garage, porch terrace and solarium.~Perfect to renovate to your taste, this home offers numerous possibilities: you can update it according to your needs and style, or even subdivide the plot to build a second house or sell part of it without the need for attached constructions, thanks to the size and configuration of the land. It also has a tourist rental licence, adding extra value.~A unique opportunity to live or invest in one of the most sought-after areas of the Costa Dorada.

### property details

Spanishestate id:	<b>6273586</b>
reference::	<b>11012</b>
close to/ located:	<b>L'ametlla De Mar</b>
region:	<b>Baix Ebre</b>
property type:	<b>house</b>
rooms:	<b>4</b>
property surface:	<b>142 m2</b>
surface plot:	<b>1101 m2</b>
price:	<b>€ 316.000</b>

### contact

real estate agent:	<b>Finquesmar Serveis</b>
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