

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



Exclusive seafront villa in Calafat – L'Ametlla de Mar, a 5minute walk from the beach and marina.~~Finques Originals presents a truly exceptional property, located on the seafront, on a spectacular cliff with open views of the Mediterranean and the mountains, where privacy, light and the natural environment come together in a unique residential experience.~~This elegant villa of 211 m2 (132 m2 usable) is located in the coveted area of Calafat, just a few minutes from the marina and the crystalclear coves that characterise this part of the Costa Dorada. An ideal location both as a permanent residence and as a highend second home, to enjoy or to invest in, as it has a tourist licence (no. HUTTE).~~The property has a spacious living/dining room with a fireplace, access to a covered porch with incredible views, 4 large double bedrooms, all with sea views, 3 full bathrooms and 1 toilet (2 bedrooms are ensuite, one of which is upstairs and has a large terrace), offering comfort and functionality for the whole family or for entertaining guests. It has been partially renovated, combining the solid construction typical of the period with the possibility of customising the final details to suit the new owner's taste.~~Outside, the property stands out for its new swimming pool, petanque court, several storage rooms, terrace and covered porch with sea views, private parking and fully fenced plot, guaranteeing security and tranquillity. All this within a wellestablished and wellconnected residential area.~~Calafat is one of the most highly valued areas of L'Ametlla de Mar due to its residential atmosphere, its proximity to the sea and its amenities: supermarket, restaurants, gokarting, paddle tennis court, marina, children's playground. An ideal environment for those seeking quality of life, nature and the sea without sacrificing comfort.~~A property that is hard to match in terms of location, views and potential, designed for those who want to wake up every day to the sound of the sea and enjoy a privileged lifestyle.~~ Contact Finques Originals and discover this gem facing the Mediterranean for yourself. Opportunities like this don't come along every day.

### property details

Spanishestate id: **6342204**  
reference:: **1-3-1-35**  
close to/ located: **L'ametlla De Mar**  
region: **Baix Ebre**

### contact

real estate agent: **Anclados,sl**  
name: **not available**  
spreekt: **not available**  
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property type:	<b>villa</b>
rooms:	<b>4</b>
property surface:	<b>211 m2</b>
surface plot:	<b>818 m2</b>
price:	<b>€ 800.000</b>