



Fantastic property near Calonge, with beautiful views of the sea and town, garden and large pool. Ideal for 2 families.

Welcome to this fantastic spacious house, perfect for two families! Its location in a quiet area close to the charming town of Calonge offers a beautiful mix of views of the sea and the mountains.

The interior is spacious and elegant, with four spacious bedrooms and one luxury suite, giving everyone in the family their own private space. In addition, it has three bathrooms, two on the main floor and one in the suite, ensuring convenience and comfort for everyone.

At the heart of the house, you will find a well-equipped kitchen that connects to the dining room and an open terrace, creating a cozy and functional space.

The two large terraces and the balcony will give you breathtaking views that will leave you speechless.

Price: 799.000 €

But that is not all! You can also relax in the private pool, surrounded by a green and peaceful environment.

Located in a quiet neighbourhood, the house enjoys a lot of serenity and privacy. Although it is away from the bustle of the city, you will have no problem accessing the modern conveniences, restaurants and lively coastal life that Sant Anton de Calonge has to offer.

Don't miss this wonderful opportunity! Schedule a visit and embark on an extraordinary life journey!

Property condition: good

Net Area: 330.87 m² Built Area: 484 m²

Energy Efficiency Certificate (CEE):

Consumption: D 147 kWh/m² year

Emissions: D 30 kg CO₂/m² year

CEE Registration Number: 43RFLKNFL

Habitation Certificate: CHG00066014001

API Number: 881

AICAT Registration Number: 12800 Costa Brava Realty S.L.

Located in a rent-controlled zone (zona tensionada).

Not included in the price: ITP (transfer tax at the current rate in Catalonia), notary and registry fees according to official scales.

Fees: Real estate management fees are included in the sale price.

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| Transaction: | Sale | Category: | Villa |
| Situation: | Calle de la Selva, Calonge, Baix Empordà | Built area: | 484 m ² |
| Useful area: | 330 m ² | Occup. cert.: | CHG00066014001 |
| Condition: | | Rooms: | 5 |
| Bathrooms: | 5 bathrooms | Parking: | Yes |
| Swimming pool: | Yes | Central heating: | Yes |
| Plot: | 1.731 m ² | | |