



## Ideal home in Calonge with pool: comfort and nature on the Costa Brava

This beautiful house, located in the prestigious Vizcondado de Cabanyes urbanization in Calonge, offers a perfect combination of space, luxury and comfort, harmoniously integrating with the charming surroundings of the Costa Brava.

With 138 m of living space and a total construction of 240 m<sup>2</sup>, this house stands on a generous plot of 961 m<sup>2</sup>, providing privacy and spaciousness.

The house has 4 bedrooms and 2 full bathrooms, which offer comfort and functionality to each member of the family. The interior distribution is designed to maximize space and natural light, creating warm and welcoming environments in every corner of the house.

The exterior: a private pool invites you to enjoy refreshing swims on warm summer days, while the large garden surrounds the property, offering an oasis of tranquility, ideal for relaxing or entertaining guests in an idyllic setting.

**Price: 450.000 €**

Located just 35 minutes from Girona airport and close to the picturesque beaches of the Costa Brava, this house not only promises a life of comfort and luxury, but also unrivaled accessibility to some of the most beautiful landscapes and services in the region. .

This property represents an exceptional opportunity for those looking for an exclusive home in one of the most coveted areas of Catalonia, combining the serenity of urbanization life with the convenience of having culture, nature and services within reach.

**PURCHASE EXPENSES: 10% ITP + Notary + Registration.**

Transaction:	Sale	Category:	Villa
Situation:	Baix Empordà	Surface area:	240 m <sup>2</sup>
Rooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Swimming pool:	Yes
Plot:	961 m <sup>2</sup>		