



Beautiful renovated 'Masía' in Sant Antoni de Calonge

APIALIA COSTA BRAVA PRODUCT. A wonderful traditional Catalan property, carefully restored and located in the quiet neighborhood of Sant Daniel between Calonge and Sant Antoni de Calonge. Originally built at the end of the 19th century, this property has been fully renovated and refurbished to a very high standard, maintaining traditional architecture while infusing it with modern components.

This 2-story property is situated on a large plot, with south-facing views and space for a private pool if required. The ground floor is distributed with an entrance, spacious kitchen and dining area, living room, full bathroom with laundry, and an additional lounge/office/library room.

The first floor consists of three double bedrooms and two full bathrooms (one en suite), plus another large en suite bedroom and bathroom with its own access. There is an additional guest bedroom with a bathroom and a bathroom adjacent to the main property.

Price: **775.000 €**

There is a large covered garage, as well as plenty of additional parking space, a covered porch, private terrace, and storage room. An ideal family home for those seeking tranquility in a fantastic location. A truly unique property.

Property condition: Good condition

Net floor area: 204.3 m²

Built area: 300 m²

Land area: 1469 m²

Energy Efficiency Certificate (EPC):

Consumption: E 177 kWh/sqm per year

Emissions: D 30 kg CO₂/sqm per year

EPC Registration number: 2CBJ4YZR1

Occupancy Certificate: CHG01352324001

API Number: 881

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

Location: Located in a stressed market zone.

Large property owner: No

Not included in the price: ITP (Property Transfer Tax at the current rate in Catalonia), notary and registry fees according to legal tariffs.

Fees: Real estate agency commissions are included in the sale price.

Transaction:	Sale	Category:	Country house
Situation:	Calle Marieta, Sant Antoni de Calonge, Baix Empordà	Built area:	300 m ²
Useful area:	204 m ²	Occup. cert.:	CHG01352324001
Condition:		Rooms:	5
Bathrooms:	5 bathrooms	Parking:	Yes
Central heating:	Yes	Plot:	1.469 m ²