



A spacious house with touristic licence: 5 separate apartments with a common outdoor area. For a large family, individual spaces, or for seasonal rental.

The property is located in the Mas Pallí urbanization in Calonge. It is an individual villa transformed into 5 independent apartments, each with 2 bedrooms, a bathroom, a kitchen and a living room. Four of them have a terrace, and two of them, located on the upper floor, offer sea views.

The layout is as follows: at the back there is a common entrance that leads to apartments 1 and 2 on the ground floor, and to apartments 3 and 4 on the upper floor. A possible union of the apartments on the ground floor would create a large common space. Apartment 5 has an independent entrance near the pool area.

Outside, residents can enjoy a porch with a barbecue and a 10x5 meter pool, ideal for moments of conviviality or relaxation. The pool has a depth of 1.10 meters, safe for children and refreshing for adults.

In the basement there are parking spaces and storage space, as well as facilities for two washing machines. The land is flat and the windows have been updated with

Price: **570.000 €**

shutters instead of the old wooden shutters, improving the aesthetics and functionality of the property.

It has a tourist license!

IBI: €2300/year

Trash: €272/year

Property condition: good

Usable area: 250 m<sup>2</sup>

Built area: 508 m<sup>2</sup>

Energy Efficiency Certificate (EPC):

Consumption: E 228 kWh/sqm year

Emissions: E 48 kg CO<sub>2</sub>/sqm year

EPC Registration Number: MV4JFYL89

Occupancy Certificate: CHG00286313001

API Number: 881

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

Located in a rent-stressed area.

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

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

Transaction:	Sale	Category:	Villa
Situation:	Occitania, Calonge, Baix Empordà	Built area:	508 m <sup>2</sup>
Useful area:	360 m <sup>2</sup>	Occup. cert.:	
Condition:	Good condition	Rooms:	10
Bathrooms:	5 bathrooms	Parking:	Yes
Plot:	1.157 m <sup>2</sup>		