ref. IM-01597



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: **550.000 €**

**IMISA Costa Brava**
Tel. +34 972 65 04 46
https://www.imisacostabrava.com

Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

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 cpndition: good
Usable area: 250 m²
Built area: 508 m²
Energy Efficiency Certificate (EPC):
Consumption: E 228 kWh/sqm year
Emissions: E 48 kg CO2/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.

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|---|---|---|---|
| Transaction: | Sale | Category: | Villa |
| Situation: | Occitania, Calonge, Baix Empordà | Built area: | 508 $m^2$ |
| Useful area: | 360 $m^2$ | Condition: | Good condition |
| Rooms: | 10 | Bathrooms: | 5 bathrooms |
| Parking: | Yes | Plot: | 1.157 $m^2$ |