



Charming rustic-style ground-floor apartment in the center of Calonge. Just a 5-minute drive from the beautiful beaches of the Costa Brava. Located in a quiet community of only 4 neighbors, this cozy rustic-style apartment combines traditional charm with spacious and functional spaces.

It has 3 bedrooms, 1 full bathroom, and a generously sized separate kitchen with direct access to a spectacular 60m2 private patio. The patio connects to a fully equipped adjoining studio, ideal as a workspace, guest suite, or relaxation area, which includes a full bathroom with shower and a practical laundry room.

An excellent opportunity in the heart of Calonge, within walking distance of all amenities and with a warm and authentic atmosphere.

**APIALIA PRODUCT. PURCHASE EXPENSES NOT INCLUDED: 10% Property Transfer Tax + Notary fees + Land Registry.**

Transaction: Sale  
Municipality: Baix Empordà  
Rooms: 3

Category: Apartment  
Surface area: 90 m<sup>2</sup>  
Bathrooms: 1 bathroom

**Price: 250.000 €**



