



## Chalet with Panoramic Views, Pool and TOURIST LICENSE in Calonge

We present a unique chalet in the prestigious Vizcondado de Cabanyes urbanization, in Calonge. The distinction of this home lies in its elevated and privileged position. While a flight of stairs leads to the main entrance, this ascent is precisely the factor that ensures unparalleled panoramic sea views.

The property was partially renovated in 2017, offering a cozy ambiance with character. On the main floor, upon entering, you'll find a bright living-dining room adorned with beautiful wooden beamed ceilings and direct access to the main terrace with spectacular views. The main living area features two double bedrooms with wardrobes and a modern bathroom with a shower. The independent and functional kitchen has received a superficial update and is perfectly functional, or it can be renovated to the taste of the new owners.

On the lower floor is the independent studio. Equipped with a double bedroom, its own bathroom with a shower, and a practical dressing room / laundry room, this

**Price: 420.000 €**

space is perfect for accommodating guests, family, or even as a workspace. All rooms have air conditioning.

For maximum convenience, the property includes a double enclosed garage at street level.

This exceptional property boasts a TOURIST LICENSE, making it an unbeatable option for investment, or as a second home with significant holiday rental potential.

**PURCHASE EXPENSES NOT INCLUDED: ITP (Property Transfer Tax) + Notary + Registry.**

Transaction:	Sale	Category:	Villa
Municipality:	Baix Empordà	Surface area:	172 m <sup>2</sup>
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Garden:	Yes	Swimming pool:	Yes
Air conditioning:	Yes	Land:	1.030 m <sup>2</sup>