



Looking for a move-in ready home near the sea? This spectacular house, fully renovated in 2023, has it all: contemporary design, spacious interiors, natural light, and open views of the Mediterranean.

Located in a quiet residential area of the Costa Brava, this property offers the perfect combination of modern style, comfort, and a strategic location to enjoy all year round or as a second home.

Set on a 919m² plot with a garden, pool and chill-out space, the house offers 290 m² of built space, distributed functionally to maximise natural light. A full renovation was carried out in 2023, with modern finishes and a carefully crafted aesthetic.

The upper floor features a spacious living-dining room with large windows and direct access to the outside, ideal for enjoying the views and natural light all day long, and a modern, fully renovated kitchen, equipped with contemporary furniture and appliances. The property includes 4 bedrooms and 4 fully renovated bathrooms – 3 full bathrooms and 1 guest toilet – plus an outdoor bathtub, perfect

Price: 990.000 €

for relaxing in the open air after sports or a day at the beach. The bedrooms are spacious, bright, and versatile – ideal for families, working from home, or welcoming guests in comfort.

The house is just 10 minutes from the beach, in an area with good connections, a natural setting, and nearby services. An excellent option for those looking to live in the Costa Brava with all the comfort, without the need for any renovations.

Don't miss this opportunity – whether as an investment or a lifestyle choice. A renovated home with sea views, ready to enjoy from day one.

Property condition: good

Usable area: 96 m²

Built area: 143 m²

Energy Efficiency Certificate (EPC):

Consumption: G 317 kWh/sqm year

Emissions: G 67 kg CO₂/sqm year

EPC Registration Number: FPB187QH4

Occupancy Certificate: CHG00267614001

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:	Vescomtat de Cabanyes, Calonge, Baix Empordà	Built area:	290 m ²
Useful area:	165 m ²	Occup. cert.:	CHG00267614001
Condition:		Rooms:	4
Bathrooms:	4 bathrooms	Parking:	Yes
Plot:	919 m ²		