



## Your Getaway on the Costa Brava: Traditional Villa with Pool 10 min from the Beach (Calonge).

This is an investment opportunity on the Costa Brava. The house is located in the prestigious Vizcondado de Cabanyes development in Calonge, a residential setting that offers tranquility and exclusivity.

This is a property with a solid foundation, making it a perfect investment for anyone looking to update and increase the value of the space to their liking.

The house has an excellent foundation. It is distributed over two floors with 3 bedrooms and 2 bathrooms. The main floor features the living-dining room, the kitchen, and two bedrooms. The upper floor offers an additional bedroom with a full bathroom, which is ideal for creating a private space.

The strong point of this property is the exterior. It features a private garden and a swimming pool, inviting you to enjoy the Mediterranean climate and relax outdoors.

**Price: 429.898 €**

Calonge, a charming coastal town, is known for its beaches and history. The Vizcondado de Cabanyes development is a very well-maintained and peaceful area.

Furthermore, the location is very practical. Calonge is well-connected by road to the cities of Barcelona and Girona, as well as the French border. This makes it the perfect option for those looking for a second residence or a permanent home with easy access to the region's main hubs.

Purchase expenses are not included in the price: ITP (Transfer Tax), Notary, and Registry fees.

|                |              |                    |                    |
|----------------|--------------|--------------------|--------------------|
| Transaction:   | Sale         | Category:          | Villa              |
| Municipality:  | Baix Empordà | Surface area:      | 208 m <sup>2</sup> |
| Rooms:         | 3            | Bathrooms:         | 2 bathrooms        |
| Parking:       | Yes          | Utility room/area: | Yes                |
| Terrace:       | Yes          | Garden:            | Yes                |
| Swimming pool: | Yes          | Land:              | 682 m <sup>2</sup> |