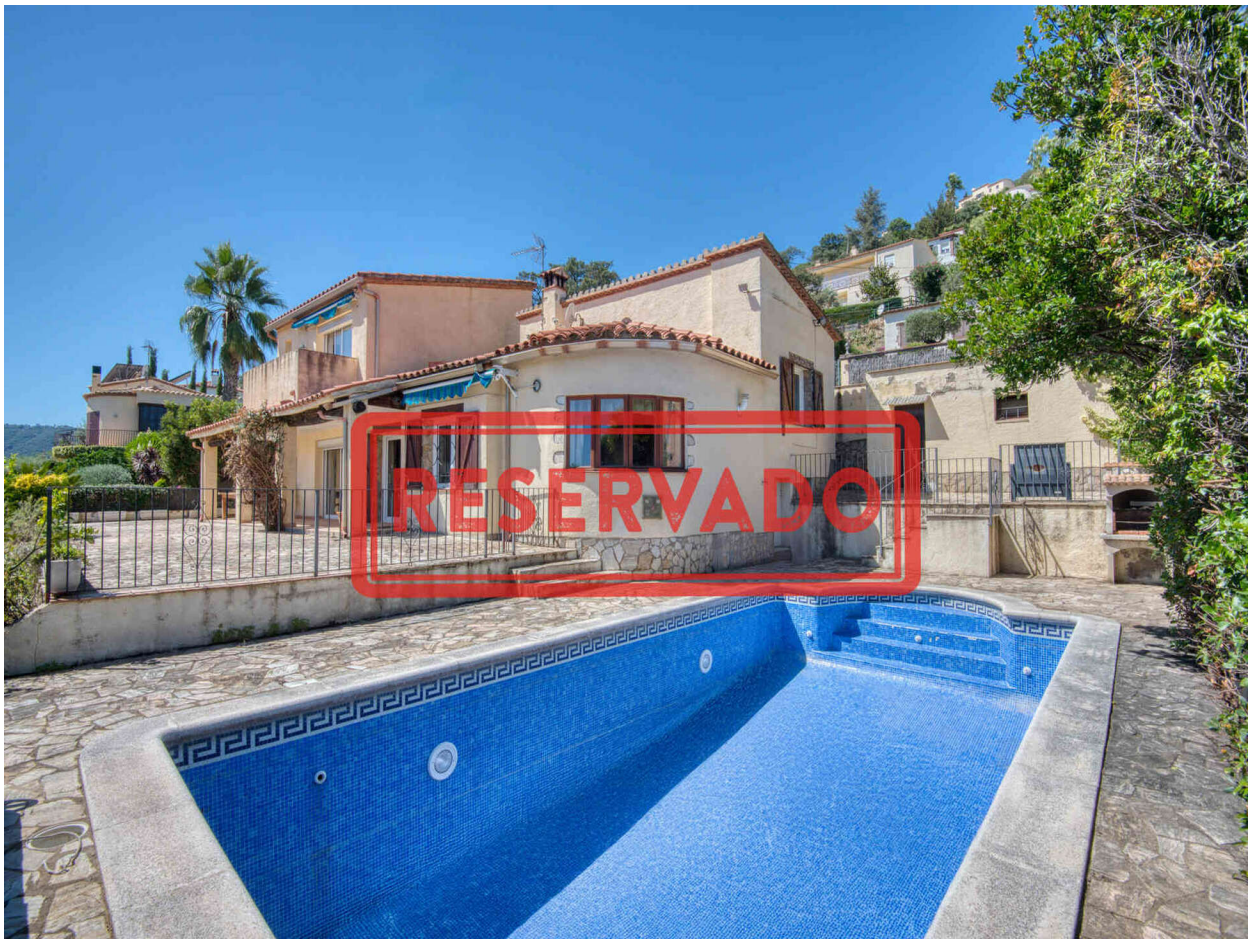
ref. IM-01617



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 €**

IMISA Costa Brava
Tel. +34 972 65 04 46
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Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

ref. IM-01617

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.

Property condition: Good
Living Area: 142 sqm
Built Area: 208 sqm
Year of Construction: 1986
Energy Efficiency Certificate (EPC):
Consumption: F 316 kWh/sqm year
Emissions: G 81 kg CO2/sqm year
EPC Registration Number: 6P8XYCXFN valid until 25/08/2030
Habitability Certificate: CHG6034411001
API Number: 881
AICAT Registration Number: 12800
Not included in the price: ITP (Property Transfer Tax - current rate in Catalonia), notary and registry fees according to official rates.
Fees: Real estate commisions are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Calle de París, Calonge, Baix Empordà	Built area:	208 m^2
Useful area:	142 m^2	Condition:	
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Utility room/area:	Yes
Terrace:	Yes	Swimming pool:	Yes
Plot:	682 m^2		

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