



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.

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: 6P8XYCFN 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 commissions are included in the sale price.

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