ref. 1069



House for sale in Calonge

Exclusive product by Apialia Costa Brava.

Located in a quiet area just minutes from the center of Calonge, this property offers huge potential, ideal for those seeking a project with personality. With a built area of 235 sqm, the house is distributed over several floors offering spaciousness and multiple renovation possibilities to adapt it to your taste and needs.

The ground floor features a large garage with a cellar and storage room (74 sqm), perfect for vehicles, storage, or even creating an additional leisure space.

On the main floor, a hallway leads to a split-level living-dining room with a fireplace—a cozy and bright space to enjoy year-round. The kitchen is independent and eat-in style (office), practical and functional. This floor also includes a full bathroom and a pantry providing useful extra storage.

The first floor houses the sleeping area with four bedrooms (two doubles and two

Price: **329.000 €**

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singles), a full bathroom, and a balcony that brings in natural light. On the second floor, you will find the laundry room and a magnificent 37 sqm terrace with fantastic open views over Calonge, an ideal space to relax, sunbathe, or create a pleasant outdoor area.

The house is very sunny throughout the day and stands out for its views and location. Although it requires renovation, this makes it an excellent opportunity to create a custom-made home in one of the region's most charming villages.

Property condition: To be renovated
Area: Puig Tomàs
Net floor area: 170.85 sqm
Built area: 235 sqm
Energy Efficiency Certificate (EPC):
Consumption: 214 kWh/sqm per year
Emissions: 56 kg CO?/sqm per year
EPC Registration number: ZYNG6DTN1
Occupancy Certificate: CHG01086414001
API Number: 881
AICAT Registration number: 12800 Costa Brava Realty S.L.
Location: Located in a stressed market zone.
Not included in the price: Taxes (ITP or VAT + AJD as applicable at the current rate), notary and registry fees according to legal tariffs.
Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Townhouse
Situation:	Calle Galceran de Requesens, Calonge, Baix Empordà	Built area:	235 m^2
Useful area:	170 m^2	Condition:	
Rooms:	4	Bathrooms:	2 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Plot:	101 m^2