



Exclusive retreat in the heart of the Costa Brava, villa with an independent studio

Located in the prestigious suburb of Vizcondado de Cabanyes in Calonge, this extraordinary property embodies the authentic Costa Brava lifestyle through a perfect blend of privacy and Mediterranean elegance. The residence spans a generous double plot of two thousand four hundred square meters, ensuring an environment of absolute tranquility surrounded by nature and meticulously landscaped gardens where paths and terraces allow guests to enjoy the local climate with unbeatable mountain views.

Inside, the home boasts a spacious, light-filled layout organized around two cozy living rooms, one of which stands out for its large windows facing the landscape. The main sleeping area is divided between a suite with a private bathroom on the ground floor and three additional bedrooms on the upper floor, one of which has its own independent terrace. Versatility is one of the strengths of this estate, as it features a private cinema room, a library, and a large office with exterior access—rooms that can easily be transformed into extra bedrooms if desired.

Price: **700.000 €**

The outdoor experience is completed by a designer swimming pool surrounded by solarium areas and a fully equipped poolhouse, making it the ideal spot for leisure and hosting guests in a peaceful setting. Additionally, the estate provides exceptional added value by including a completely independent apartment with two bedrooms, a kitchen, and its own terrace, ideal for hosting family or managing a high-end holiday rental. Finally, the property features a characterful wine cellar and a garage for two vehicles, consolidating this estate as a unique opportunity in one of the most exclusive areas of the region.

Property condition: Good

Living Area: 193.5 sqm

Built Area: 388 sqm (according to Cadastre)

Year of Construction: 2009

Energy Efficiency Certificate (EPC):

Consumption: E 165 kWh/sqm year

Emissions: E 39 kg CO₂/sqm year

EPC Registration Number: SJ7QZND4C valid until 14/07/2031

Habitability Certificate: CHG00703421001

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 management fees are included in the sale price.

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| Transaction: | Sale | Category: | Villa |
| Municipality: | Baix Empordà | Surface area: | 388 m ² |
| Rooms: | 4 | Bathrooms: | 3 bathrooms |
| Parking: | Yes | Garage: | Yes |
| Utility room/area: | Yes | Terrace: | Yes |
| Swimming pool: | Yes | Land: | 2.325 m ² |