



Magnificent opportunity in the Mas Pere residential development

EXCLUSIVA APIALIA COSTA BRAVA.

This house with a TOURIST LICENCE offers a perfect combination of comfort, versatility, and outdoor space. The property is well maintained and renovated, and is ready to move into.

It is distributed over two floors that can be used independently or easily integrated thanks to its interior connection.

Main features:

Main floor: bright living-dining room with open kitchen, 2 double bedrooms, and 1 bathroom.

Lower floor: 1 double bedroom, 1 bathroom, and a second kitchen. Separate

Price: **420.000 €**

entrance.

Comfort: central heating and air conditioning.

Outdoor: private pool, several terraces for sunbathing and relaxation, and 3 large storage rooms that provide extra space and functionality.

Ideal as a permanent residence, second home, or investment thanks to its tourist license that allows legal vacation rentals.

Property condition: perfect

Usable area: 76 m²

Built area: 145 m²

Energy Efficiency Certificate (EPC):

Consumption: E 217 kWh/sqm year

Emissions: E 54 kg CO₂/sqm year

EPC Registration Number: XJ4THY4KG

Occupancy Certificate: CHG01255419001

API Number: 881

AICAT Registration Number: 12800 Costa Brava Realty S.L.

Located in a rent-stressed area.

Not included in the price: ITP (transfer tax at the current rate in Catalonia), notary and registry fees according to the official tariff.

Fees: Real estate commissions are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	avenida Valencia, Calonge, Baix Empordà	Built area:	120 m ²
Useful area:	100 m ²	Occup. cert.:	CHG01255419001
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Swimming pool:	Yes	Plot:	433 m ²