



Charming home with garden and pool in the exclusive area of Treumal, Calonge

EXCLUSIVE APIALIA COSTA BRAVA. We present this charming home located in the exclusive Treumal area, in Calonge.

A privileged setting on the Costa Brava that combines tranquility, nature, and proximity to the sea. The property stands out for its careful layout and excellent use of space. It features 3 bright bedrooms, ideal for both a permanent residence or a second home, and 2 full bathrooms designed to offer functionality and comfort.

Outside, the house offers a pleasant private garden and a fantastic swimming pool, perfect for enjoying the Mediterranean climate all year round. In addition, it has a large garage with a multipurpose space, ideal not only for several vehicles but also as a storage area, workshop, or versatile room. A unique opportunity in one of the most highly valued areas of the Costa Brava.

Price: **480.000 €**

Property condition: Satisfactory

Net floor area: 115 m²

Built area: 225 m²

Energy Efficiency Certificate (EPC):

Consumption: E 206 kWh/sqm per year

Emissions: E 54 kg CO₂/sqm per year

EPC Registration number: GLBPZM34V

Occupancy Certificate: CHG00466826001

API Number: 881

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

Location: Located in a stressed market zone.

Large property owner: No

Not included in the price: ITP (Property Transfer Tax at the current rate in Catalonia), notary and registry fees according to legal tariffs.

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

Transaction:	Sale	Category:	Villa
Situation:	Alp, Platja d'Aro, Baix Empordà	Built area:	225 m ²
Useful area:	115 m ²	Occup. cert.:	CHG00466826001
Condition:		Rooms:	3
Bathrooms:	2 bathrooms	Parking:	Yes
Plot:	662 m ²		