



Villa for sale in Sant Antoni de Calonge

Exclusive Apialia Costa Brava.

Detached house in Sant Antoni de Calonge. Close to the sea, in a quiet area, with open views and very sunny.

Distributed over two floors.

On the main floor we find the entrance hall, a spacious living-dining room with fireplace and access to the terrace, separate kitchen, 3 double bedrooms, 1 full bathroom with bathtub and shower, and a guest toilet.

On the garden level there is a space distributed into a living-dining room, separate kitchen, 1 double bedroom, a bathroom with shower, and a multipurpose room with bathroom with shower and a large terrace.

The house has a garage for two cars with automatic door, PVC windows with double glazing, oil central heating, and air conditioning with heat pump (split units).

A unique opportunity to live or invest on the Costa Brava. Come and visit it!

Price: **565.000 €**

Property condition: Good

Area: Sant Daniel

Net floor area: 189 m²

Built area: 383 m²

Energy Efficiency Certificate (EPC):

Consumption: 260 kWh/sqm per year

Emissions: 64 kg CO₂/sqm per year

EPC Registration number: PL68SK94G

Occupancy Certificate: CHG00378625001

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:	Villa
Situation:	Calle Alguer, Sant Antoni de Calonge, Baix Empordà	Built area:	383 m ²
Useful area:	189 m ²	Occup. cert.:	
Condition:		Rooms:	4
Bathrooms:	3 bathrooms	Parking:	Yes
Terrace:	Yes	Plot:	620 m ²