ref. IM-01636



Villa with views of Les Gavarres, swimming pool and tourist license

Located on a quiet cul-de-sac and surrounded by tranquility, this magnificent home boasts absolute privacy, with no neighbors directly across the street or to its right.

Situated just 5.7 km from the most exclusive beaches of the Costa Brava, the house offers unobstructed and breathtaking views of the Les Gavarres massif, a protected natural area of ??great beauty.

The property is distributed over two comfortable floors designed to enjoy the surroundings:

Main floor: a welcoming living-dining room with a fully equipped open-plan kitchen (dishwasher, refrigerator, and freezer). From here, you can access a spectacular terrace that connects all the rooms to the landscape. This floor also includes a bedroom with an en-suite bathroom.

Price: **590.000 €**

IMISA Costa Brava
Tel. +34 972 65 04 46
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Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

Lower floor: features two spacious double bedrooms, a full bathroom with a bathtub, and a large master suite equipped with air conditioning and space for extra beds.

In total, the main house has four double bedrooms and three full bathrooms (two of them en suite). The decor, with its carefully chosen wooden details, creates a warm and inviting atmosphere.

From the main terrace, you can access the private pool area (5 x 8 m). This intimate space includes a beautiful gazebo, ideal for al fresco dining or simply relaxing under the Mediterranean sun. The house also features high-speed internet access.

Separate Apartment: As an added bonus, the property includes a separate apartment with its own entrance. It has its own bedroom, a small living room with a kitchenette, and a full bathroom outside. This is the perfect space for guests or for generating additional income.

The property has a Tourist Use License (HUT). It is an exceptional investment with a proven track record of high returns each season. Its versatility allows you to rent the entire house, just the apartment, or both units together, thus maximizing your income.

A unique opportunity to enjoy the Costa Brava or make a secure investment in a privileged natural setting.

Property condition: Good
Usable Area: 104 m²
Built Area: 217 m²
Energy Performance Certificate (EPC):
Consumption: F 285 kWh/m² year
Emissions: F 74 kg CO²/m² year
EPC Registration Number: 4WPQRPR6R
Occupancy Certificate: CHG00155614001
API Number: 881
AICAT Registration Number: 12800 Costa Brava Realty S.L.

Located in a high-demand area.

Not included in the price: Property Transfer Tax (current rate in Catalonia), notary and registration fees according to the tariff.
Fees: Real estate management fees are included in the sale price.

ref. IM-01636

Transaction:	Sale	Category:	Villa
Situation:	Milan, Calonge, Baix Empordà	Built area:	217 m^2
Useful area:	104 m^2	Condition:	
Rooms:	5	Bathrooms:	4 bathrooms
Swimming pool:	Yes	Plot:	1.443 m^2

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