ref. 1080



Villa for sale in Sant Antoni de Calonge

EXCLUSIVA APIALIA COSTA BRAVA

Charming detached house with large outdoor spaces in Sant Antoni de Calonge

Located in Sant Antoni de Calonge, just one kilometer from the beach and with easy access, this cozy detached house offers spaciousness, comfort, and outdoor areas perfect for fully enjoying the Costa Brava. The property is distributed on a ground floor featuring a comfortable entrance hall, a large living-dining room equipped with a fireplace and air conditioning, and a separate kitchen with direct access to the garden and a pleasant terrace with a barbecue area, ideal for gatherings and outdoor dining. Additionally, this same floor offers four double bedrooms, a full bathroom, and a guest toilet.

On the upper floor, which is independently accessed via external stairs, there is a large and very sunny terrace, an additional bedroom, and another room currently used as a storage space, offering multiple adaptation possibilities. In short, it is a

Price: **449.000 €**

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Girona, Espanya

very bright and functional home, ideal both as a permanent residence or as a second home very close to the sea. Do not miss this opportunity to purchase a charming house with generous spaces and the true essence of the Costa Brava just a few minutes from the beach.

Technical Sheet:
Property status: Good condition
Net Area: 116 m²
Built Area: 147 m²
Energy Efficiency Certificate (CEE): MJS0HDSTC
Energy Consumption: 235 kWh/m² year
Emissions: 49 kg CO2/m² year
Certificate of Occupancy (Cédula): CHG00472626001
API Number: 881-GI
AICAT Registration Number: 12800 Costa Brava Realty S.L.
Located in a rent-regulated zone: Yes
Large property owner status: No
Not included in the price: ITP (current tax rate in Catalonia), notary and registry fees according to tariff.
Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Avenida de la Unió, Sant Antoni de Calonge, Baix Empordà	Built area:	147 m^2
Useful area:	116 m^2	Condition:	Good condition
Rooms:	5	Bathrooms:	2 bathrooms
Parking:	Yes	Terrace:	Yes
Plot:	412 m^2		