



Exclusive villa with heated indoor pool and panoramic sea views in Vizcondado de Cabanyes (Calonge)

Located in the peaceful and prestigious Vizcondado de Cabanyes residential area, just 6.5 km from the beach and the coastal town center, this detached villa combines privacy, nature, and breathtaking panoramic views extending to the sea. A property designed to enjoy the Mediterranean lifestyle in maximum comfort throughout the year.

Exterior and Interior Layout:

Main Floor (Living Area): With direct access from the street, the upper floor houses the living and sleeping areas. It features a welcoming living-dining room with a fireplace and a separate kitchen visually connected by a large serving hatch, providing light and practicality. There are 3 bedrooms and 3 bathrooms (including a full bathroom and a guest toilet).

Lower Floor (Leisure and Services): Accessed via an internal staircase, this floor is

Price: 745.000 €

designed for enjoyment and functionality. It includes a spacious garage, storage room, workshop space, laundry room, and utility room.

Outdoor spaces and porches: The property stands out for its excellent connection with the surroundings through open terraces, covered porches, and pleasant glass-enclosed terraces, ideal for enjoying the seascape at any time of year.

The most unique feature of the property is its spectacular private indoor swimming pool (8 x 4 m). Thanks to its two fully glazed facades with sliding doors, it blends seamlessly with the environment in summer or remains protected in winter. It also features an eco-friendly water heating system, ensuring comfortable use year-round.

The house sits on a large plot of land that offers a private garden and a pleasant vegetable patch. In terms of efficiency and comfort, it includes:

Oil-fired central heating.

A 150-liter solar collector for domestic hot water.

Multiple auxiliary spaces for storage and hobbies.

A property brimming with personality, versatile and perfectly equipped for either a primary residence or a dream second home on the Costa Brava. Contact us to arrange a viewing and discover this unique property!

Property Condition: Good

Usable Area: 126 m²

Built Area: 497 m²

Energy Performance Certificate (EPC):

Consumption: F 279 kWh/m² year

Emissions: F 73 kg CO₂/m² year

EPC Registration Number: 3G75B1BZL

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 agency fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Siena, Calonge, Baix Empordà	Built area:	497 m ²
Useful area:	126 m ²	Condition:	Good condition

Rooms: 3
Parking: Yes
Plot: 1.476 m²

Bathrooms: 3 bathrooms
Swimming pool: Yes