ref. IM-01643



Fully renovated 3-bedroom villa with pool and garden, has TOURIST LICENCE

Apialia Costa Brava Exclusive. We present this beautiful single-story villa WITH TOURIST LICENSE, completely renovated with high-quality finishes, ready to move in and enjoy the comfort of the Costa Brava. Located in the tranquil and sought-after Vizcondado de Cabanyes urbanization, the property offers an impeccable layout and a meticulously maintained outdoor area.

Single-story layout (total comfort):

Living area: A welcoming entrance hall leads to a bright living-dining room, perfect for family gatherings or relaxing moments, connected to a beautiful, modern, and impeccably designed kitchen.

Sleeping area: It features three exterior bedrooms with excellent natural light and two full bathrooms with modern renovations and top-quality materials.

Price: **550.000 €**

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

ref. IM-01643

Spectacular outdoor space and outbuildings:

The villa is surrounded by a magnificent and well-maintained outdoor area that offers maximum privacy. Highlights include its excellent terrace, ideal for al fresco dining or relaxing in the sun, and a fantastic private pool, the perfect spot to cool off during the warmer months.

Furthermore, the property boasts a spacious enclosed garage, offering convenient parking and extra storage space.

A practical, modern home with a special charm in a prime location in Calonge. Contact us to arrange a viewing and discover your new home!

Property condition: excellent, renovated
Usable Area: 107 m²
Built Area: 132 m²
Energy Performance Certificate (EPC):
Consumption: D 130 kWh/m² year
Emissions: D 24 kg CO2/m² year
EPC Registration Number: FV7RRYG0C
Occupancy Certificate: CHG01304714001
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 applicable tariff.
Fees: Real estate management fees are included in the sale price.

Transaction:	Sale	Category:	Villa
Situation:	Olot, Calonge, Baix Empordà	Built area:	132 m^2
Useful area:	107 m^2	Condition:	Perfect condition
Rooms:	3	Bathrooms:	2 bathrooms
Parking:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Swimming pool:	Yes	Central heating:	Yes
Plot:	796 m^2		

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