



Charming, fully renovated detached villa with pool and garden in Vescomtat de Cabanyes, Calonge

Located in one of the most peaceful and sought-after residential areas of the Costa Brava, this magnificent detached home is presented in immaculate, turnkey condition following a comprehensive interior and exterior renovation. The property retains its traditional Mediterranean charm and classic tile roof while offering modern finishes and a private, leafy setting perfect as a permanent residence or an idyllic holiday retreat.

The main floor opens into a practical entrance hall leading to a bright living and dining area with direct access to an inviting covered porch. This level also features a brand-new contemporary kitchen, a comfortable bedroom, and two modern bathrooms with stylish finishes. The entire home boasts elegant new flooring and modern high-efficiency windows that maximize comfort and natural light. An internal staircase leads up to the top floor, which hosts a charming independent room ideal as a bedroom.

Price: 460.000 €

The exterior, equally refurbished and meticulously maintained, is a true Mediterranean oasis. Set on a generous private plot, it features a fantastic swimming pool, landscaped garden areas, and a covered terrace equipped with an outdoor dining space and barbecue area. The property is also remarkably practical, offering two enclosed storage rooms plus an additional covered area for bicycles, garden tools, and pool equipment.

All of this is situated in the secure, tranquil surroundings of Vescomtat de Cabanyes, just minutes by car from the historic center of Calonge and the Costa Brava finest beaches and coves. Ready to move into and enjoy from day one.

For further details or to arrange a viewing, please do not hesitate to contact us.

Property status: renovated, perfect

Usable Area: 100 m²

Built Area: 176 m²

Energy Efficiency Certificate (CEE):

Consumption: G 341 kWh/m² year

Emissions: G 88 CO₂/m² year

CEE Registration Number: XX1LM8ZX5

API Number: 881

AICAT Registration Number: 12800

Located in a stressed residential area.

Not included in the price: Property Transfer Tax (ITP, current rate in Catalonia), notary and registry fees according to official tariff.

Fees: Real estate management fees are included in the sales price.

Transaction:	Sale	Category:	Villa
Situation:	Vescomtat de Cabanyes, Calonge, Baix Empordà	Built area:	176 m ²
Useful area:	80 m ²	Condition:	Perfect condition
Rooms:	2	Bathrooms:	2 bathrooms
Parking:	Yes	Swimming pool:	Yes
Plot:	662 m ²		