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A HOUSE WITH HISTORY AND SOUL IN THE HEART OF CALONGE

Apialia Costa Brava Exclusive.

An exceptional 17th-century stone manor house located in the heart of Calonge's historic center, right next to the castle and just minutes from the beaches of Sant Antoni.

It features nearly 500 m² of built area, comprising 6 bedrooms, offices/libraries, spacious living areas, and 4 bathrooms. This is a unique, carefully restored property that retains all the character of an authentic stately home. It boasts a garden courtyard, two terraces, and a spectacular upper terrace offering views of the town, the church, and the mountains.

It also includes a charming, independent 2-bedroom apartment with a tourist rental license—ideal for guests or as an income-generating rental unit.

Price: **1.500.000 €**

IMISA Costa Brava
Tel. +34 972 65 04 46
https://www.imisacostabrava.com

Av. del Vescomtat de Cabanyes 1, - caseta 100
17251 Calonge
Girona, Espanya

ref. RDO- UNIC

An extraordinary property for those seeking qualities not found in modern developments: history, privacy, beauty, and personality.

Property condition: Good
Usable area: 280 m²
Built area: 493 m²
Energy Efficiency Certificate (CEE):
Consumption: E 242 kWh/m² per year
Emissions: E 61 kg CO2/m² per year
CEE Registration Number: NMM6L48LM
Tourist license: HUTG-0702
API Number: 881
AICAT Registration Number: 12800 (Costa Brava Realty S.L.)
Located in a high-demand housing zone.
Not included in the price: ITP (Property Transfer Tax at the rate currently in force in Catalonia), and notary and land registry fees.
Fees: Real estate agency fees are included in the sale price.

Transaction:	Sale	Category:	Rural house
Situation:	Zona Centre, Calonge, Baix Empordà	Built area:	493 m^2
Useful area:	280 m^2	Condition:	Good condition
Rooms:	6	Bathrooms:	4 bathrooms
Utility room/area:	Yes		

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