ref. IM-01647



Located in one of Calonge's most desirable residential areas, this magnificent home has been newly renovated and is ready to move into. Thanks to its prime orientation, the property enjoys panoramic views of the Mediterranean Sea and surrounding hills, offering complete privacy, peace, and natural beauty in the heart of the Costa Brava—just 35 minutes from Girona and an hour from Barcelona.

The home stands out for the warm, modern character of its renovation, filled with abundant natural light throughout thanks to large picture windows. The bright, open-plan living and dining area flows seamlessly out onto the terraces, making the landscape feel like a natural extension of the living space. The sleeping quarters feature three generous, sunlit bedrooms, along with a versatile tower room that can easily serve as a fourth bedroom, home office, reading lounge, or playroom. The main house offers two full, contemporary bathrooms with high-end finishes. In addition, the property includes a self-contained studio complete with its own guest toilet.

The grounds are designed to make the most of the Mediterranean climate year-round. A beautifully landscaped garden embraces the home and leads down to a

Price: **695.000 €**

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Girona, Espanya

private swimming pool with a sun deck. Right off the living room, the barbecue area sets the scene for relaxed al fresco dining with family and friends.

For added convenience, the property includes an enclosed garage with storage space, plus an extra parking space within the fully fenced grounds.

A truly exceptional property, impeccably upgraded and full of character—equally suited as a dream year-round home or an exclusive holiday retreat in the Baix Empordà.

Condition: pristine, newly renovated
Usable Area: 148 m²
Built Area: 352 m²
Energy Performance Certificate (EPC):
Consumption: F 239 kWh/m² year
Emissions: E 48 kg CO2/m² year
EPC Registration Number: V3HBKV7JW
Certificate of Occupancy (Cèdula d'Habitabilitat): yes
Located in a regulated rent/stressed housing zone.
Large property holder status: no.
Not included in the price: Property Transfer Tax (ITP, standard Catalonia rate), notary and land registry fees.
Agency Fees: Real estate agency fees are included in the asking price.
API License Number: 881
AICAT Registration Number: 12800 Costa Brava Realty S.L.

Transaction:	Sale	Category:	Villa
Situation:	Calle de París, Calonge, Baix Empordà	Built area:	352 m^2
Useful area:	148 m^2	Condition:	Restored
Rooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Utility room/area:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Plot:	1.279 m^2