ref. 3100



EXCLUSIVE APIALIA COSTA BRAVA. Situated in the prestigious residential area of Vizcondado de Cabanyes, in Calonge, this spacious south-facing villa offers breathtaking mountain views and partial sea views. Its generous 2,749 m² plot provides unmatched privacy and ample space to fully embrace the Mediterranean lifestyle on the Costa Brava.

Built in 1996, the villa boasts approximately 450 m² of built area and comprises a main residence, two independent guest studios with private en-suite bathrooms, garaging for three vehicles, multiple terraces, and a 50 m² private swimming pool.

Main Residence:

The property is accessed via a wide driveway. The main floor features an entrance area, living room, an open-plan kitchen, an enclosed glazed terrace with magnificent panoramic views, an additional multipurpose room, and a guest toilet. The living room and kitchen remain in their original condition.

The upper floor houses three bedrooms and two bathrooms. The primary

Price: **970.000 €**

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Girona, Espanya

bedroom features an en-suite bathroom and French doors leading directly onto an expansive terrace. The other two bedrooms also enjoy open, scenic views. In addition, the house offers several terraces, a dedicated laundry room, and generous storage spaces.

Two Independent Studios:

Located right next to the pool area are two self-contained studios, each equipped with its own private bathroom and reversible air conditioning (heating and cooling). They are ideal for hosting family and guests, offering complete comfort and total independence.

Outdoor Living & Amenities:

The villa is framed by a selection of covered and open terraces. The large covered terrace with a built-in barbecue, positioned right beside the swimming pool and guest studios, provides the perfect setting for open-air dining and entertaining during long summer days and balmy Mediterranean evenings.

The property features a single garage located underneath the villa and a separate double garage at street level, in addition to private on-site driveway parking. Further amenities include oil-fired central heating, fitted wardrobes, and double glazing in the studios and glazed sunroom.

Key Features:

Detached south-facing villa

Magnificent mountain views and partial sea views

Two self-contained guest studios with private bathrooms

50 m² private swimming pool

Multiple covered and open sun terraces

Garaging for three vehicles plus generous driveway parking

Air conditioning in both studios, the multipurpose room, and the master bedroom

Oil-fired central heating

Double glazing with PVC frames in the studios and master bedroom

Double glazing with aluminium frames in the glazed sunroom

Outdoor shower with independent water heater

Exceptional privacy and expansive grounds

A versatile property in an enviable Costa Brava location, offering generous proportions, panoramic vistas, and independent guest accommodation—ideal for relaxed family living and hosting friends in complete seclusion.

Property Details:

Condition: Good

Living area: 206 m²

Built area: 450 m²

Year of construction: 1996

Energy Performance Certificate (EPC):

Energy consumption: E (304 kWh/m²/year)

CO? emissions: F (79 kg CO?/m²/year)

EPC Registration number: THNW60MD

Not included in the purchase price: Property Transfer Tax (ITP, according to the current tax rate in Catalonia), notary fees, and Land Registry fees. Real estate agency fees are included in the asking price.

API No.: 0881-GI | Registry No.: 12800

Transaction:	Sale	Category:	Villa
Situation:	Calle Roma, Calonge, Baix Empordà	Built area:	450 m^2
Useful area:	206 m^2	Condition:	Good condition
Rooms:	5	Bathrooms:	4 bathrooms
Parking:	Yes	Swimming pool:	Yes
Plot:	2.749 m^2		