ref. IPDA_12705



EXCLUSIVE.

Rustic charm, sea views, and great potential

A classic, fully renovated, rustic-style detached house that retains all the charm and character of traditional architecture. It features over 200 m of built area on a spacious 807 m plot, offering privacy, spaciousness, and multiple possibilities.

The home currently comprises 4 bedrooms, a large living-dining room with access to a spacious terrace and lovely sea views, and a fully equipped separate kitchen.

Outside, there is a pleasant covered porch, a large swimming pool, and ample space to enjoy the garden and surroundings.

The property also includes an enclosed garage and offers interesting possibilities for expansion and spatial reconfiguration such as adding a fifth bedroom or a wine cellar subject to layout and applicable regulations.

Price: **600.000 €**

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

ref. IPDA_12705

A property full of character and charm, fully renovated and ready to enjoy from day one; it combines traditional rustic essence with modern comfort while offering great potential for adaptation to any family's needs.

Property condition: Good Usable area: 180 m Built area: 235 m Year of construction: 1982 Energy Efficiency Certificate (CEE): Consumption: E 199 kWh/m year; Emissions: E 39 kg CO2/m year CEE Registration Number: CHG00736118001 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.Número API: 0881-GI, número registro: 12800

Transaction:	Sale	Category:	Villa
Situation:	Platja d'Aro, Baix Empordà	Built area:	235 m^2
Useful area:	180 m^2	Condition:	
Rooms:	4	Bathrooms:	3 bathrooms
Parking:	Yes	Plot:	807 m^2

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