



## Villa for sale in Calonge

Detached house 600m from the beach in a very quiet area and, at the same time, one step away from all services.

EXCLUSIVE APIALIA In Costa Brava- Sant Antoni de Calonge: INVESTORS ONLY. SELL OR EXCHANGE for an apartment in Sarrià, Barcelona. House RENTED to a solvent family, very good payers. Current price: 2844.41 /month, with contract until 02/28/2028. IBI: 1,833 /year. Profitability: 2.9% annually including purchase costs (ITP/Notary/Registry). The owner is a company and there is the possibility of purchasing with VAT. PRICE NOT NEGOTIABLE. Detached house 600m from the beach. Very quiet area and, at the same time, just a step away from the beach and all services. House with private pool on a 700m2 plot. Its large and numerous windows provide natural light and sun throughout the day. And its large porch offers us ideal space to enjoy its garden with its private pool. Ground floor: large 48m2 living room with fireplace and access to porch and garden, large 19m2 kitchen with dining area and access to garden, double bedroom with shower bathroom, guest toilet. Porch with its dining room and outdoor seating area. Garden with 8x4 saltwater pool. Covered parking for two cars with direct access to

Price: **960.000 €**

the interior of the house. First floor: master bedroom with dressing room and bathroom with shower and bathtub, two double bedrooms (one with a dressing room and the other with a covered terrace and mountain views), bathroom with shower and study, laundry room with access to a very practical covered terrace for laundry. Interior doors recovered from the typical farmhouse

Transaction:	Sale	Category:	Unifamiliar House
Municipality:	Baix Empordà	Surface area:	312 m <sup>2</sup>
Bedrooms:	5	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Swimming pool:	Yes
Land:	700 m <sup>2</sup>		