



Apartment for sale in Calonge

Located in the center of Calonge in a charming estate with a stone facade

Located in a charming building with a stone façade, this bright first-floor apartment (without a lift) is situated in the center of Calonge, close to all amenities. With excellent southeast orientation, it enjoys natural light throughout the day. The property features 2 double bedrooms, a full bathroom, and a fully equipped kitchen with a practical serving hatch to the dining area. The living-dining room is spacious and comfortable, perfect for everyday living and social gatherings. A charming, functional, and well-located apartment ideal both as a year-round residence or a second home.

Location: Calonge center

Condition: In good condition

Built area: 67m²

Usable area: 53,32m²

Energy Efficiency certificate: 98XMJWMFH

Price: **175.000 €**

Certificate of Occupancy reference: CHG00469223001

Applicable taxes not included in the sale price (ITP or IVA + AJD): Current rate

Notary and Land Registry fees not included in the sale price: According to official tariffs

AICAT Registration Number: 12007

API Number: 1154

Transaction:	Sale	Category:	Apartment
Municipality:	Baix Empordà	Surface area:	67 m ²
Bedrooms:	2	Bathrooms:	1 bathroom
Furnished:	Yes		