



## Villa for sale in Rio de Oro

Located in a peaceful setting with lovely views, this property is just 4 km from the center of Calonge

Charming villa, built in the 1980s, offering spacious and bright rooms that breathe comfort and warmth.

It features 5 bedrooms and 4 full bathrooms, ideal for large families or hosting guests in total comfort. The house flows outward with several terraces, a generous barbecue area, and a large swimming pool surrounded by nature perfect for enjoying summer outdoors.

The garden, with native Mediterranean vegetation, adds an authentic touch and brings personality and harmony to the outdoor space.

Located in a peaceful setting with lovely views, this property is just 4 km from the center of Calonge, offering the tranquility of nature with the convenience of nearby services.

Location: Rio de oro

Condition: good condition

Price: **760.000 €**

Built area: 504m<sup>2</sup>

Usable area: 193m<sup>2</sup>

Energy Efficiency certificate reference: NBL1HZJR9

Certificate of Occupancy reference: CHG00287425001

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:	Villa
Situation:	Calle Avet, Calonge, Baix Empordà	Built area:	504 m <sup>2</sup>
Useful area:	193 m <sup>2</sup>	Occup. cert.:	
Condition:		Bedrooms:	5
Bathrooms:	4 bathrooms	Parking:	Yes
Parking:	Yes	Utility room/area:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Plot:	1.483 m <sup>2</sup>