



## Villa for sale in Calonge

Charming property with views of the Mediterranean Sea

EXCLUSIVE APIALIA. Discover this charming property in the Calonge residential area, Costa Brava, offering stunning views, including the Mediterranean Sea, ideal for enjoying the surroundings year-round.

The basement serves as a garage and storage room, with exterior access. The ground floor houses an entrance hall, a bedroom, a bathroom and a toilet, a living-dining room, and a kitchen, with the main entrance to the home. The first floor has three bedrooms and two bathrooms.

Main features:

- Four double bedrooms.
- Spacious garage.
- Terraces with views from the living room
- Barbecue area

Price: **775.000 €**

The ground floor offers a spacious living-dining room.

The house enjoys a privileged location, just two minutes from the center of Calonge, with its medieval castle and lively atmosphere year-round, and one hour from both Barcelona and the French border. Girona and Barcelona airports are within 40 and 125 km. Easy access to the highway.

Don't miss the opportunity to live in this unique home that combines comfort, panoramic views, and the tranquility of the Costa Brava.

APALIA PRODUCT. PURCHASE FEES NOT INCLUDED: Property Transfer Tax (ITP), Notary Public, and Land Registry.

|               |                      |                |                    |
|---------------|----------------------|----------------|--------------------|
| Transaction:  | Sale                 | Category:      | Villa              |
| Municipality: | Baix Empordà         | Surface area:  | 318 m <sup>2</sup> |
| Bedrooms:     | 4                    | Bathrooms:     | 4 bathrooms        |
| Parking:      | Yes                  | Swimming pool: | Yes                |
| Land:         | 1.116 m <sup>2</sup> |                |                    |