



## Apartment for sale in Calonge i Sant Antoni

Apartment with private garage

Apartment with terrace and large 35 m<sup>2</sup> garage, located just a few minutes from the beach and all amenities.

The property, situated on a second floor without lift, offers great renovation potential to adapt it to your taste and create a home to suit your needs. It is distributed into three bedrooms, one full bathroom, independent kitchen, and a living-dining room with access to the terrace. It also has a communal rooftop terrace, ideal for sunbathing or hanging laundry.

Thanks to its location, it enjoys good orientation and plenty of natural light, making it an excellent opportunity as a main home, investment property, or second residence close to the sea.

Location: Sant Antoni Est

Condition: to renovate

Built area: 71m<sup>2</sup>

Usable area: 55m<sup>2</sup>

Price: **198.000 €**

Energy Efficiency certificate: 43M8L888G

Certificate of Occupancy reference: CHG01198625001

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:	71 m <sup>2</sup>
Bedrooms:	3	Bathrooms:	1 bathroom
Parking:	Surface area	Washing machine:	Yes
Terrace:	Yes		