



## Village house for sale in Sant Antoni de Calonge

Unique opportunity by the sea: village house to renovate in Sant Antoni de Calonge.

Charming village house located on the second line of the sea in Sant Antoni de Calonge, just a few steps from the beach and the promenade, in a privileged location in the heart of the Costa Brava that combines the tranquillity of a residential area with the convenience of having all services within walking distance. The property is distributed over two floors and offers a great opportunity to renovate and adapt it to your taste, turning it into the ideal home. On the ground floor there is a spacious living-dining room with a fireplace that brings warmth and character to the space, an independent kitchen, a full bathroom and a small 4 m patio. On the first floor there are four exterior bedrooms and a second bathroom, offering enough space for the whole family or for guests. The house needs refurbishment but stands out for its solid structure, its brightness and, above all, for its excellent location just a few metres from the sea, in an area in high demand for its family atmosphere and its proximity to Calonge, Palamós and Platja d'Aro. A unique opportunity for those looking for a charming property with great potential

Price: **395.000 €**

in one of the most sought-after areas of the Costa Brava.

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

Transaction:	Sale	Category:	Rural house
Situation:	Vermell, Sant Antoni de Calonge, Baix Empordà	Built area:	118 m <sup>2</sup>
Useful area:	106 m <sup>2</sup>	Occup. cert.:	
Condition:		Bedrooms:	4
Bathrooms:	2 bathrooms	Washing machine:	Yes
Terrace:	Yes		