



## House for sale in Calonge

Unique potential in the heart of Calonge.

Apialia Costa Brava exclusive.

Located in a quiet area just a few minutes from the centre of Calonge, this property offers enormous potential and is ideal for those looking for a project with personality. With a built area of 235 m<sup>2</sup>, the house is spread over several floors, providing generous spaces and multiple possibilities for renovation to suit your taste and needs.

On the ground floor there is a spacious 74 m<sup>2</sup> garage with cellar and storage room, perfect for parking, storage or even creating an additional leisure area.

The main floor of the house features an entrance hall leading to a split-level living and dining room with a fireplace, a cosy and bright space to enjoy all year round.

The kitchen is independent, office-style, practical and functional, and on this same floor there is a full bathroom and a pantry offering very useful extra storage.

The first floor houses the sleeping area, with four bedrooms, two doubles and two singles, a full bathroom and a balcony that brings in natural light. On the second floor there is a laundry room and a magnificent 37 m<sup>2</sup> terrace with fantastic open

Price: **350.000 €**

views over Calonge, an ideal space to relax, sunbathe or create a pleasant outdoor area.

The house is very sunny throughout the day and stands out for its views and location. It requires renovation, making it an excellent opportunity to create a tailor-made home in one of the most charming villages in the Baix Empordà. Great potential to become a truly unique home.

Location: Puig Tomàs

Condition: To renovate

Built area: 235m<sup>2</sup>

Usable area: 170,85m<sup>2</sup>

Energy Efficiency certificate: ZYNG6DTN1

Certificate of Occupancy reference: CHG01086414001

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:	Rural house
Municipality:	Baix Empordà	Surface area:	235 m <sup>2</sup>
Bedrooms:	4	Bathrooms:	2 bathrooms
Parking:	Surface area	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	Yes
Land:	101 m <sup>2</sup>		