Immoserveis

ref. 1069

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 m², 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 m² 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 m² terrace with fantastic open

Price: **329.000 €**

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St. Antoni de Calonge · Girona

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.
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:	Galceran de Requesens, Calonge, Baix Empordà	Built area:	235 m^2
Useful area:	170 m^2	Condition:	Good condition
Bedrooms:	4	Bathrooms:	2 bathrooms
Parking:	74 m^2	Washing machine:	Yes
Utility room/area:	Yes	Terrace:	37 m^2
Plot:	101 m^2		