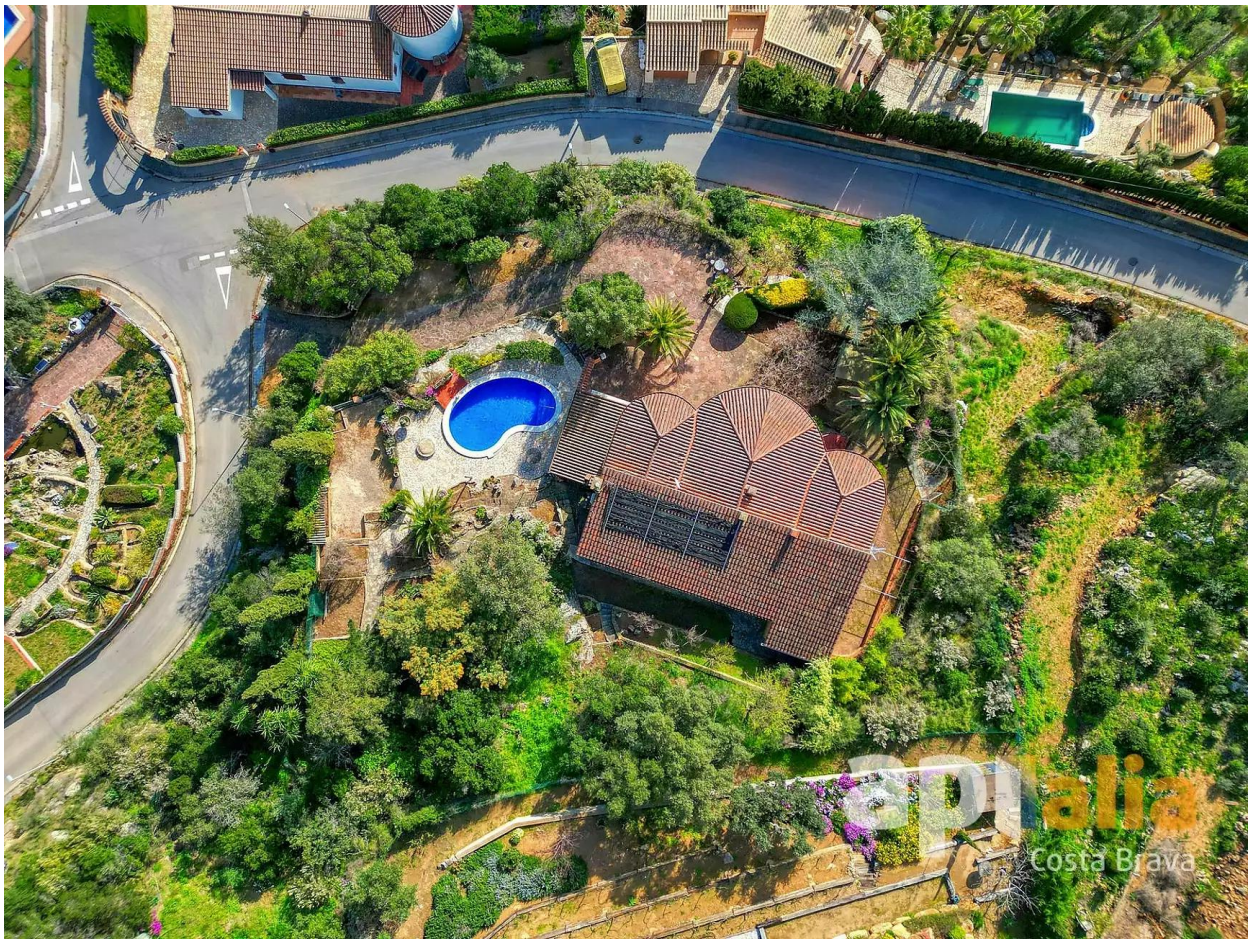
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ref. IM-01628



Villa for sale in Calonge

Two homes in one: Large estate with sea views and separate guest apartment

APIALIA COSTA BRAVA EXCLUSIVE.
This property is truly unique thanks to its extraordinary spaciousness and intelligent layout, offering endless possibilities. Set on a large plot with open sea views, the house stands out for its ability to accommodate a large family or serve as an investment with independent living spaces.
Main Residence: Two Homes in One
The main house is cleverly designed as two independent apartments connected by an internal door, allowing them to be joined together or kept separate for privacy. The central feature is a large enclosed terrace, filled with natural light through wide windows, perfect for year-round use.
Apartment A
Layout: Cozy living room, fully equipped kitchen, 1 double bedroom, and a full bathroom. Ideal for guests or as a private main suite.
Apartment B

Price: **840.000 €**

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Pl. Catalunya 6, L-12, 17252
St. Antoni de Calonge · Girona

Layout: Perfect for everyday family living, with its own living room and separate kitchen.
Bedrooms: 2 double bedrooms and 2 single bedrooms.
Versatility: The two single rooms are interconnected and can be turned into a dressing room, playroom suite, or office, while still keeping individual access from the hallway.
Bathroom: One additional full bathroom serves this area.
Guest Retreat & Leisure Area
On the pool level there is a large independent studio, bright and spacious, with its own kitchen and bathroom an ideal guest apartment.
Next to it:
Large covered terrace, perfect for summer dinners.
Open terrace with barbecue area facing the pool.
Functionality: This floor also includes a closed garage and a large workshop/storage room with natural light.
Exterior & Surroundings
The garden is one of the highlights, spread over a large multi-level plot with panoramic sea views and space for different outdoor areas.
Additional details:
Heating: Oil-fired heating system throughout the house.
Condition: Solid, spacious property with excellent light in every room.
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 rates

Transaction:	Sale	Category:	Villa
Situation:	Calle Basilea, Calonge, Baix Empordà	Built area:	351 m^2
Useful area:	168 m^2	Condition:	Good condition
Bedrooms:	5	Bathrooms:	3 bathrooms
Parking:	Yes	Utility room/area:	Yes
Terrace:	Yes	Swimming pool:	Yes
Air conditioning:	Yes	Plot:	2.159 m^2