



House for sale in Calonge

A magnificent home, meticulously maintained and situated in a privileged setting.

APIALIA COSTA BRAVA EXCLUSIVE

Discover this magnificent home, meticulously maintained and situated in a privileged setting—ideal as either a primary residence or a holiday home. The property is distributed across three floors with an excellent layout featuring spacious, light-filled rooms. The main floor offers a cozy living-dining area, a fully equipped kitchen, a bedroom, a full bathroom, a guest toilet, and a laundry room. The upper floor comprises three bedrooms and two full bathrooms; highlights include a large glazed terrace with stunning views, plus an additional room perfect for use as a dining area, home office, or relaxation space. The semi-basement level includes a garage, a utility/plant room, a bathroom, and a laundry area. This floor also houses a practical independent studio—ideal for guests—featuring a bedroom, a small living area with a kitchenette, a bathroom, and direct access to the terrace and pool. An internal staircase connects the main living levels, while the studio maintains its own separate entrance for added privacy. Outdoors, the property

Price: **1.290.000 €**

boasts a pleasant garden area and a swimming pool located in the lower part of the plot, perfect for enjoying the Mediterranean climate year-round. Features and quality details: Recently renovated kitchen and bathrooms; oil-fired heating; air conditioning; excellent condition. A unique property combining comfort, spaciousness, and versatility in an unbeatable location.

Property condition: Perfect, recently renovated. Usable area: 250 m²; Built area: 365 m²; Energy Efficiency Certificate (CEE): Consumption: E 183 kWh/m² per year; Emissions: E 47 kg CO₂/m² per year; CEE Registration Number: XXRRVSG3G. Located in a high-demand housing zone. Not included in the price: ITP (Property Transfer Tax at the rate currently in force in Catalonia), and notary and registry fees. Fees: Real estate agency fees are included in the sale price.

Transaction:	Sale	Category:	Unifamiliar House
Situation:	carrer Siena, Calonge, Baix Empordà	Built area:	365 m ²
Useful area:	250 m ²	Condition:	Good condition
Bedrooms:	5	Bathrooms:	5 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	3.410 m ²