Immoserveis

ref. 1083



Villa for sale in Calonge

Villa with panoramic sea views, a covered pool, and a large plot.

Apialia Costa Brava exclusive.
Detached villa with panoramic sea views, a covered swimming pool and a large plot. Located in the peaceful Rio de Oro residential area in Calonge, this charming detached villa is a property designed to enjoy space, privacy and the Mediterranean lifestyle of the Costa Brava.
The property sits on a spacious 1,056 m plot, offering a generous outdoor area with plenty of possibilities for creating different garden settings, relaxation areas and enjoying the swimming pool during the summer months.
The house offers 191 m of built area distributed over 3 floors. On the semi-basement floor, there is a garage, storage room and utility room.
The main floor comprises an entrance hall, a spacious living-dining room, a recently renovated open-plan kitchen, a terrace with panoramic sea views, two double bedrooms, two bathrooms and a guest toilet. There is also a second garage outside.
The first floor features a spacious double bedroom with an en-suite bathroom and

Price: **850.000 €**

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St. Antoni de Calonge · Girona

access to a sunny terrace, also enjoying panoramic sea views.
The property is equipped with heating, parking, fitted wardrobes and aluminium window frames with double glazing.
Its sunny orientation, together with the views over the natural surroundings and the sea, provides a peaceful atmosphere while remaining close to the beaches of the Costa Brava. Perfect both as a permanent residence and for enjoying long stays and family holidays.
A home designed to experience the Costa Brava with tranquillity, space and privacy. -
Location: Avet, Rio de Oro -
Condition: Very good -
Built area: 191 m -
Usable area: 95 m -
Energy Efficiency certificate: 471 kWh/m year - 99 kg CO /m year -
Energy Efficiency certificate reference: 7L39YGTFT -
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:	Villa
Situation:	Calle Avet, Calonge, Baix Empordà	Built area:	191 m^2
Useful area:	95 m^2	Condition:	Perfect condition
Bedrooms:	3	Bathrooms:	4 bathrooms
Parking:	Yes	Utility room/area:	Yes
Garden:	Yes	Swimming pool:	Yes
Plot:	1.056 m^2		