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ref. 1087



Villa for sale in Sant Antoni de Calonge

Boasting stunning panoramic views of the sea and the town

Boasting stunning panoramic views of the sea and the town, this 1979 villa sits on a spacious 1,118 m plot with a total built area of 539 m . It is a property with extraordinary potential for creating an exclusive, custom-designed project, as it is in need of complete renovation.

Main Floor. This level stands out for its convenient, completely level street access and open views of the beautiful landscape. It offers a total built area of 336 m , with 225 m dedicated to the living quarters (181 m of usable space). The layout includes a spacious 54 m living-dining room, a separate kitchen, 5 bedrooms (one en-suite), and 3 full bathrooms. This floor is complemented by a spectacular 72 m sea-facing terrace and a 39 m garage with space for two vehicles.

Ground Floor. Connected via an external staircase, this area opens onto the garden and the private 8 x 4 m swimming pool. It features an additional 54 m living area (35 m usable), a large 120 m covered porch, and several versatile, unfinished open-

Price: **1.240.000 €**

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plan spaces ideal for adapting to any need (such as a gym, wine cellar, independent apartment, etc.).

Location and Surroundings. Its strategic location allows for a quick 3-4 minute drive (1.4 km) to the town center, Sant Antoni beach, and the iconic coves along the coastal path leading to Platja d'Aro (Cala Cristus, Cala Cap Roig, Cala Belladona). It also offers quick access to neighboring towns such as Palamós (9 10 min) and Platja d'Aro (7 8 min). Furthermore, it boasts excellent transport links: just 35 minutes from Girona and its airport, and 1 hour and 15 minutes from Barcelona Airport.

A unique opportunity in terms of size, views, and location to create a high-end villa on the Costa Brava.

Applicable taxes not included in the sale price (ITP or VAT + AJD): Based on current rates
Notary and registry fees not included in the sale price: Based on standard fee schedules

Transaction:	Sale	Category:	Villa
Situation:	Calle Balears, Sant Antoni de Calonge, Baix Empordà	Built area:	539 m^2
Useful area:	216 m^2	Condition:	To Restore
Bedrooms:	5	Bathrooms:	3 bathrooms
Parking:	Yes	Washing machine:	Yes
Terrace:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
Plot:	1.118 m^2		