



## Villa for sale in Vescomtat de Cabanyes - Calonge

With a swimming pool and private garden

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Located in the prestigious Vizcondado de Cabanyes residential development in Calonge, this charming detached villa sits on a spacious plot of over 1,200 m<sup>2</sup>. Thanks to its peaceful location, excellent south-facing orientation and impressive panoramic mountain views, the property offers privacy, tranquillity and an authentic Mediterranean lifestyle.

Built in 2001, the villa stands out for its spacious rooms, abundant natural light and highly practical layout. It features three large double bedrooms, all with en-suite bathrooms and fitted wardrobes, making it an ideal home as either a permanent residence, second home or exclusive holiday retreat.

The bright living-dining room, with its inviting fireplace, forms the heart of the home and provides direct access to a large terrace where you can enjoy magnificent mountain views. The open-plan kitchen blends seamlessly with the living area, creating a spacious and welcoming atmosphere.

The lower floor also includes a separate utility room and an additional bathroom.

Price: **665.000 €**

Outside, the villa offers several terraces, allowing you to enjoy either sun or shade at any time of day. The beautifully landscaped, low-maintenance Mediterranean garden features a private swimming pool with a saltwater system and provides a high degree of privacy.

Upper floor:

Entrance hall

Garage

Two large double bedrooms with en-suite bathrooms

Fitted wardrobes

Lower floor:

Spacious living-dining room with fireplace

Open-plan kitchen

Third double bedroom with en-suite bathroom

Additional full bathroom

Separate utility room

Direct access to the terraces, garden and swimming pool

Key features:

Detached villa on a plot of over 1,200 m<sup>2</sup>

South-facing orientation with abundant natural light

Spectacular panoramic mountain views

Three bedrooms, all with en-suite bathrooms

Several sunny terraces and shaded areas

Private swimming pool with saltwater system

Beautiful, low-maintenance Mediterranean garden

High level of privacy

Central heating with heating oil (boiler replaced just 4 years ago)

Solar panels for domestic hot water

Wooden exterior joinery

Double glazing

Year of construction: 2001

This magnificent villa combines space, comfort and privacy in an excellent location on the Costa Brava.

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:       | De Berlín, Calonge, Baix Empordà | Built area:    | 254 m <sup>2</sup>   |
| Useful area:     | 157 m <sup>2</sup>               | Condition:     | Good condition       |
| Bedrooms:        | 3                                | Bathrooms:     | 4 bathrooms          |
| Parking:         | Yes                              | Terrace:       | Yes                  |
| Garden:          | Yes                              | Swimming pool: | Yes                  |
| Central heating: | Yes                              | Plot:          | 1.231 m <sup>2</sup> |