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Villa for sale in Calonge

With a swimming pool, garden, and sea views

EXCLUSIVE APIALIA COSTA BRAVA. Located in the prestigious Vizcondado de Cabanyes residential development in Calonge, this spacious south-facing villa offers stunning mountain views and partial sea views. Its generous 2,749 m² plot provides privacy and plenty of space to fully enjoy the Mediterranean lifestyle on the Costa Brava.

Built in 1996, the villa offers approximately 450 m² of built area and comprises a main residence, two independent studios with private bathrooms, garages with space for three vehicles, several terraces and a private 50 m² swimming pool.

Main residence:

The property is accessed via a wide driveway ramp. The main floor comprises a living room, an open-plan kitchen, an enclosed glazed terrace with magnificent views, an additional multipurpose room and a guest toilet. The living room and

Price: **970.000 €**

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kitchen retain their original condition.

The upper floor features three bedrooms and two bathrooms. The master bedroom has an en-suite bathroom and French doors opening onto a spacious terrace. The other two bedrooms also enjoy lovely views.

In addition, the property offers several terraces, a separate laundry room and extra storage space.

Two independent studios:

Located next to the swimming pool, the two independent studios each feature a private bathroom and air conditioning with heating and cooling functions. They are ideal for accommodating family and friends, offering comfort and independence.

Outdoor areas and amenities:

The villa is surrounded by several covered and open terraces. The spacious covered terrace with barbecue, located next to the swimming pool and studios, is perfect for enjoying long summer days and warm Mediterranean evenings in good company.

The property includes a garage for one vehicle beneath the villa and a double garage at street level, as well as additional parking space within the private plot.

Features include oil-fired central heating, fitted wardrobes and double glazing in the studios and the glazed terrace.

Key features:

Detached south-facing villa

Approximately 450 m² of built area

2,749 m² plot

Magnificent mountain views and partial sea views

Two independent studios with private bathrooms

Private 50 m² swimming pool

Several covered and open terraces

Garages with space for three vehicles, plus additional parking

Air conditioning in both studios, the multipurpose room and the master bedroom

Oil-fired central heating

Double glazing and PVC window frames in the studios and master bedroom

Double glazing and aluminium window frames in the glazed terrace

Outdoor shower with an independent water heater

Spacious interiors and a high degree of privacy

A versatile villa in a privileged location on the Costa Brava, offering generous living spaces, magnificent views and two independent studios. Ideal for those seeking a comfortable lifestyle and wishing to welcome family and friends while maintaining complete privacy.

Property details:

Condition: Good

Living area: 206 m²

Built area: 450 m²

Year of construction: 1996

Energy Performance Certificate (EPC):

Energy consumption: E — 304 kWh/m²

CO? emissions: F — 79 kg CO?/m²

EPC registration number: THNW60MD

Not included in the price: Property Transfer Tax (at the applicable rate in force in Catalonia), notary fees and Land Registry registration fees, in accordance with the applicable tariffs.

Real estate agency fees are included in the sale price.

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Transaction:	Sale	Category:	Villa
Situation:	Calle Roma, Calonge, Baix Empordà	Built area:	450 m^2
Useful area:	206 m^2	Condition:	Good condition
Bedrooms:	5	Bathrooms:	4 bathrooms
Parking:	Yes	Washing machine:	Yes
Utility room/area:	Yes	Garden:	Yes
Swimming pool:	Yes	Central heating:	Yes
Air conditioning:	Yes	Plot:	2.749 m^2

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