



**4-bedroom house with a pool and mountain views, 480.000 €  
WITH TOURIST LICENSE.**

**VILLA WITH TOURIST LICENSE.** This charming traditional-style chalet is located in the peaceful and exclusive Vizcondado de Cabanyes urbanization in Calonge, on a dead-end street surrounded by nature, offering a serene and private atmosphere. The property features stunning panoramic views of the mountains and boasts a pool and spacious terraces, both covered and open-air, perfect for enjoying the Mediterranean climate. The chalet includes 4 bedrooms and 3 bathrooms, along with a spacious living-dining room and a separate kitchen. It is equipped with electric heating and new PVC windows, ensuring comfort and energy efficiency. There is also a large garage and storage room, ideal for additional storage. Thanks to its tourist license, this chalet is an excellent option for both a permanent residence or a vacation rental investment, adding value to the property. Apialia product. PURCHASE COSTS NOT INCLUDED: 10% ITP + Notary + Registration.

Transaction:	Sale	Category:	House
Municipality:	Baix Empordà	Surface area:	192 m <sup>2</sup>
Rooms:	4	Bathrooms:	3 bathrooms
Swimming pool:	Yes	Land:	639 m <sup>2</sup>



























































