



**Two homes in one: Large estate with sea views and separate guest apartment 875.000 €**

APIALIA COSTA BRAVA PRODUCT. This property is truly unique thanks to its extraordinary spaciousness and intelligent layout, offering endless possibilities. Set on a large plot with open sea views, the house stands out for its ability to accommodate a large family or serve as an investment with independent living spaces.

**Main Residence: Two Homes in One**

The main house is cleverly designed as two independent apartments connected by an internal door, allowing them to be joined together or kept separate for privacy. The central feature is a large enclosed terrace, filled with natural light through wide windows, perfect for year-round use.

**Apartment A**

Layout: Cozy living room, fully equipped kitchen, 1 double bedroom, and a full bathroom. Ideal for guests or as a private main suite.

**Apartment B**

Layout: Perfect for everyday family living, with its own living room and separate kitchen.

Bedrooms: 2 double bedrooms and 2 single bedrooms.

Versatility: The two single rooms are interconnected and can be turned into a dressing room, playroom suite, or office, while still keeping individual access from the hallway.

Bathroom: One additional full bathroom serves this area.

**Guest Retreat & Leisure Area**

On the pool level there is a large independent studio, bright and spacious, with its own kitchen and bathroom – an ideal guest apartment.

**Next to it:**

Large covered terrace, perfect for summer dinners.  
Open terrace with barbecue area facing the pool.

**Functionality:** This floor also includes a closed garage and a large workshop/storage room with natural light.

**Exterior & Surroundings**

The garden is one of the highlights, spread over a large multi-level plot with panoramic sea views and space for different outdoor areas.

**Additional details:**

**Heating:** Oil-fired heating system throughout the house.

**Condition:** Solid, spacious property with excellent light in every room.

<b>Transaction:</b>	Sale	<b>Category:</b>	House
<b>Situation:</b>	Calle Basilea, Calonge i Sant Antoni, Baix Empordà	<b>Built area:</b>	351 m <sup>2</sup>
<b>Useful area:</b>	301 m <sup>2</sup>	<b>Occup. cert.:</b>	
<b>Condition:</b>		<b>Rooms:</b>	5
<b>Bathrooms:</b>	3 bathrooms	<b>Parking:</b>	Yes
<b>Swimming pool:</b>	Yes	<b>Plot:</b>	2.159





























