



Detached Villa with Pool and Panoramic Mountain Views in Calonge 665.000 €

APIALIA COSTA BRAVA EXCLUSIVE. Located in the prestigious Vizcondado de Cabanyes residential area in Calonge, this charming detached villa sits on a large plot of over 1,200 m². Thanks to its peaceful location, excellent south-facing orientation, and breathtaking panoramic mountain views, this property offers complete privacy, tranquility, and an authentic Mediterranean lifestyle.

Built in 2001, the villa stands out for its generous spaces, abundant natural light, and exceptionally comfortable layout. It features three spacious double bedrooms, all with en-suite bathrooms and fitted wardrobes, making it ideal as a main residence, a holiday home, or an exclusive vacation retreat.

The bright living-dining room, featuring a cozy fireplace, serves as the heart of the home and opens directly onto 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 laundry room and an additional full bathroom. Outdoors, the villa offers several terraces to enjoy sun or shade throughout the day. The beautifully designed, low-maintenance Mediterranean garden features a private saltwater swimming pool and offers high 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 laundry room
- Direct access to the terraces, garden, and pool area

Key Features:

- Detached villa on a plot of over 1,200 m²
- South-facing orientation with abundant natural light
- Spectacular panoramic mountain views
- 3 double bedrooms, all with en-suite bathrooms
- Multiple sunny and shaded terraces
- Private saltwater pool
- Beautiful, low-maintenance Mediterranean garden
- High level of privacy
- Oil central heating (boiler replaced just 4 years ago)
- Solar panels for domestic hot water
- Wooden exterior joinery
- Double glazing
- Year of construction: 2001

This magnificent villa perfectly combines space, comfort, and privacy in a prime Costa Brava location.

- Property Condition: Good condition
- Living Area: 157 m²
- Built Area: 254 m²
- Year Built: 2001
- Energy Performance Certificate (EPC): Energy Consumption: F (293 kWh/m²) | Emissions: E (57 kg CO₂/m²)
- EPC Registration Number: HST0R2KN2

Not included in the price: Property Transfer Tax (ITP), notary fees, and land registry fees. Agency fees are included in the sale price.

Transaction:	Sale	Category:	House
Situation:	,	Built area:	254 m ²
Useful area:	157 m ²	Condition:	Good condition
Rooms:	3	Bathrooms:	4 bathrooms
Garage:	Yes	Garden:	Yes
Swimming pool:	Yes	Plot:	1.231 m ²





























