



Villa for sale in Calonge

850.000 €

Api alia Costa Brava exclusive.

Detached villa with panoramic sea views, a covered swimming pool and a large plot. Located in the peaceful Rio de Oro residential area in Calonge, this charming detached villa is a property designed to enjoy space, privacy and the Mediterranean lifestyle of the Costa Brava.

The property sits on a spacious 1,056 m² plot, offering a generous outdoor area with plenty of possibilities for creating different garden settings, relaxation areas and enjoying the swimming pool during the summer months.

The house offers 191 m² of built area distributed over 3 floors. On the semi-basement floor, there is a garage, storage room and utility room.

The main floor comprises an entrance hall, a spacious living-dining room, a recently renovated open-plan kitchen, a terrace with panoramic sea views, two double bedrooms, two bathrooms and a guest toilet. There is also a second garage outside.

The first floor features a spacious double bedroom with an en-suite bathroom and access to a sunny terrace, also enjoying panoramic sea views.

The property is equipped with heating, parking, fitted wardrobes and aluminium window frames with double glazing.

Its sunny orientation, together with the views over the natural surroundings and the sea, provides a peaceful atmosphere while remaining close to the beaches of the Costa Brava. Perfect both as a permanent residence and for enjoying long stays and family holidays.

A home designed to experience the Costa Brava with tranquillity, space and privacy. -

Location: Avet, Rio de Oro -

Condition: Very good -

Built area: 191 m² -

Usable area: 95 m² -

Energy Efficiency certificate: 471 kWh/m² year - 99 kg CO₂/m² year -

Energy Efficiency certificate reference: 7L39YGTFT -

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 tariffs. Número API: 0980-GI, número registro: 5339

Transaction:	Sale	Category:	House
Situation:	Calle Avet, Calonge i Sant Antoni, Baix Empordà	Built area:	191 m ²
Useful area:	95 m ²	Condition:	
Rooms:	3	Bathrooms:	4 bathrooms
Parking:	Yes	Swimming pool:	Yes
Plot:	1.056 m ²		





























