

Villa with Pool, Sea and Mountain Views and 2 Independent Studios in Calonge Copy title

970.000 €

APIALIA COSTA BRAVA EXCLUSIVE LISTING. SPACIOUS SOUTH-FACING VILLA WITH POOL, MOUNTAIN VIEWS AND TWO INDEPENDENT STUDIOS IN CALONGE

Located in the prestigious Vizcondado de Cabanyes residential area in Calonge, this spacious south-facing villa enjoys impressive mountain views and partial sea views. Its generous 2,749 m² plot provides privacy and plenty of space to 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 accommodating up to three vehicles, several terraces and a private 50 m² swimming pool.

Main residence

The property is accessed via a spacious entrance 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 kitchen retain their original finishes.

The upper floor features three bedrooms and two bathrooms. The main bedroom has an en-suite bathroom and French doors opening onto a spacious terrace. The other two bedrooms also enjoy attractive views. The property further benefits from several terraces, a separate utility room and additional storage space.

Two independent studios

Next to the swimming pool are two independent studios, each with 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 beside the swimming pool and studios, is perfect for enjoying long summer days and warm Mediterranean evenings with family and friends.

The property includes a garage for one vehicle beneath the villa and a double garage at street level,

as well as additional parking within the private plot. Features include oil-fired central heating, fitted wardrobes and double glazing in the studios and the enclosed 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, each with a private bathroom
- Private 50 m² swimming pool
- Several covered and open terraces
- Garages for up to three vehicles, plus additional parking
- Air conditioning in both studios, the multipurpose room and the main bedroom
- Oil-fired central heating
- Double glazing and PVC window frames in the studios and main bedroom
- Double glazing and aluminium window frames in the enclosed 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 space, magnificent views and two independent studios. Ideal for those seeking a comfortable home where family and friends can stay while enjoying their own privacy.

Property details

Condition: Good

Usable living area: 206 m²

Built area: 450 m²

Year of construction: 1996

Energy Performance Certificate (EPC)

Energy consumption: E – 304 kWh/m² per year

CO? emissions: F – 79 kg CO?/m² per year

EPC registration number: THNW60MD

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

The real estate agency fees are included in the sale price.

API registration number: 0980-GI

Estate Agent Register number: 5339

Transaction:	Sale	Category:	House
Situation:	Calle Roma, Calonge i Sant Antoni, Baix Empordà	Built area:	450 m^2
Useful area:	206 m^2	Condition:	
Rooms:	5	Bathrooms:	4 bathrooms
Parking:	Yes	Swimming pool:	Yes
Plot:	2.749 m^2		

























































