



## 4-bedroom house with pool and mountain views

WITH TOURIST LICENCE. This charming traditional-style villa is located in the prestigious Vizcondado de Cabanyes development, in Calonge, and offers beautiful open views of the mountains. The property features a pool and spacious terraces, both covered and open-air, perfect for enjoying the Mediterranean climate.

The villa has 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 space.

This villa, thanks to its tourist licence, is an excellent option both for permanent residence and investment in holiday rentals, adding value to the property.

Apialia product. PURCHASE EXPENSES NOT INCLUDED: 10% ITP + Notary + Registration.

Price: **480.000 €**

Transaction: Sale  
Municipality: Baix Empordà  
Rooms: 4  
Swimming pool: Yes

Category: Villa  
Surface area: 192 m<sup>2</sup>  
Bathrooms: 2 bathrooms  
Land: 639 m<sup>2</sup>