



Charming house in the historic heart of Calonge.

A rustic style gem, stone walls, warm atmosphere and generous spaces.

This charming house, carefully restored and with a distribution designed for family comfort, offers you a unique opportunity to live in a cozy atmosphere full of history.

Distribution designed for your comfort:

Ground floor: Upon entering, you are greeted by a large hall that leads to a large and warm living room with fireplace. The kitchen, office type, is fully equipped and is perfect for sharing moments with family or friends. From here, you can directly access the patio, an ideal space to relax and enjoy meals outdoors. In addition, you will find a practical guest toilet and a garage with capacity for one vehicle.

First floor: On this floor there are two double bedrooms, one of them with an en suite bathroom, and a second full bathroom that serves the rest of the floor. In addition, you will find a versatile room that can be adapted to your needs, whether

Price: **498.000 €**

as a children's room with bunk beds or as an office.

Upper floor: Here is the master suite, a spacious and bright space with a private bathroom and a private terrace with views of the surroundings. It is the perfect place to relax and enjoy the tranquility.

Additional features that will make this house your home:

High-quality materials: The Guinea wood, used in windows and doors, brings a touch of elegance and warmth to the entire house.

Heating and air conditioning: Enjoy a pleasant temperature all year round thanks to the air conditioning system.

Sound insulation: The stone walls and the materials used guarantee a peaceful and quiet environment.

Private patio: The patio, with its pergola and barbecue, is the perfect place to enjoy family and friends gatherings.

Unbeatable location: Located a few steps from the historic center of Calonge, this house allows you to enjoy the tranquility of a charming town and, at the same time, be close to all services.

Don't miss this opportunity to acquire a unique home in a privileged environment.

IBI €1025/year

Garbage €272/year

The price does NOT include property transfer taxes, notary fees, registration and agency fees.

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| Transaction: | Sale | Category: | Rural house |
| Situation: | Baix Empordà | Surface area: | 266 m ² |
| Rooms: | 4 | Bathrooms: | 3 bathrooms |
| Garage: | 18 m ² | | |