



House with pool, views, and tourist license in Calonge: unique investment opportunity

Located in Calonge, this beautiful, charming house with a large garden is ideally located on the Costa Brava, on a mountainside with stunning views. The house has 3 bedrooms and 2 bathrooms, a swimming pool, a garden, and impressive views.

On the main floor, from the hallway, we enter a spacious living-dining room with access to the terrace. Also on the same floor is the kitchen with direct access to the garden, a double bedroom, a bathroom with a shower, and an outdoor porch to enjoy on warm days. On the first floor, there are two double bedrooms and a bathroom with a bathtub. Downstairs is the garage and a utility/storage room.

The outdoor space, with its Mediterranean garden and swimming pool, offers a perfect place to relax or enjoy outdoor activities. The outdoor terrace is very large and has a covered porch for pleasant shade in the summer. There is also a barbecue for enjoying meals with family and friends. The house has open views that provide a peaceful and pleasant environment.

Price: **500.000 €**

This property offers a functional layout, quality construction, and a privileged setting, ideal for those seeking tranquility and comfort.

Furthermore, the property has a tourist license, which adds additional value.

The location of this house is unbeatable, just minutes from the beach and the lively towns of Playa de Aro and Palamós. It is also close to the entrance to the C31 highway with access to the AP7 motorway, just 1 hour from Barcelona and France. Girona Airport is 35 minutes away.

Schedule a viewing and discover the charm of this house!

PURCHASE EXPENSES: 10% Property Transfer Tax + Notary + Registry.

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| Transaction: | Sale | Category: | Villa |
| Municipality: | Baix Empordà | Surface area: | 215 m ² |
| Rooms: | 3 | Bathrooms: | 2 bathrooms |
| Parking: | Yes | Garage: | Yes |
| Utility room/area: | Yes | Terrace: | Yes |
| Garden: | Yes | Swimming pool: | Yes |
| Land: | 861 m ² | | |