

villa for sale Calonge, Baix Empordà



This cozy single-family home is located in the quiet residential area of Mas Ambros, in Calonge i Sant Antoni, specifically at carrer Ripollès 26, a highly valued residential zone for its tranquility and proximity to the village and the coast.~~Built in 1972, it has been carefully maintained over the years: the interior has been recently painted, it features heating and aluminum windows with double glazing, enhancing thermal and acoustic comfort.~~The home has 3 bedrooms, two of which are doubles, ideal as master or guest rooms, and a third perfect as a single bedroom, office, or multifunctional room. All have built-in wardrobes.~~The kitchen, although functional, would benefit from an upgrade: it is a space with great potential where the new owner can design the kitchen to their liking, modern and open if desired. Regarding the bathrooms, the house offers two bathrooms with shower:~~A main bathroom in good condition,~~And a second, more basic bathroom located in the boiler room area, very practical as a service or emergency bathroom.~~Next to this area, there is also a storage room of approximately 8 m2.~~The living-dining room, about 20 m2, is divided into two spaces separated by a small step, allowing for a clear distinction between the living area and the dining room. From here, there is access to a closed terrace, ideal as an additional winter space, playroom, reading area, or even as a secondary dining room.~~One of the major strengths of this property is its spacious garden of more than 900 m2, resulting from the two plots that make up the estate. It is a very generous space with many possibilities:~~There is enough land to build a pool,~~Create several outdoor seating areas,~~Design a large Mediterranean garden, vegetable patch, or children's area.~~The outdoor terrace faces south, ensuring sun throughout most of the day, making it a place to enjoy the Costa Brava climate practically all year round.~~The house also has a garage of about 18 m2 at street level. Currently, it does not have direct communication with the home, but it would be perfectly feasible to create it with a small renovation, thereby increasing the comfort and value of the house.~~In summary, this is a solid and well-maintained property, ready to move in from day one, but also offers room for improvement and updates (especially in the kitchen and the secondary bathroom, as well as in the connection with the garage and garden design). It is an ideal opportunity for those looking for a house at an attractive price with potential, ample land, and good orientation in one of the most pleasant areas of Calonge i Sant Antoni.~~In compliance with the information obligations set forth in Law 10/2025, of December 28, on customer service and transparency, as well as current sectoral regulations, it is stated that the price indicated does not include the expenses and taxes inherent to the acquisition, which are detailed below:~~ Property Transfer Tax (ITP): The current tax rate in the Autonomous Community of Catalonia will apply

(Property Value up to €600,000 = 10% (CÁLCULO 35.000), from €600,001 to €900,000 = 11%, from €900,001 to €1,500,000 = 12%, over €1,500,000 = 13%), without prejudice to the reduced rates of 5% and 7% applicable depending on the buyer's personal circumstances or the property's characteristics, or the reduced rates of 3% or 4% applicable, under legally established terms, for the acquisition of a primary residence located in municipalities with fewer than 5,000 inhabitants, provided that the requirements of current regulations are met. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher.~~~ Notary Fees: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notary tariff.~~~Registry Expenses: Registration in the Property Registry will be invoiced according to the official tariff established in ANNEX I of Royal Decree 1427/1989, of November 17, which approves the tariff for Property Registrars.~~~ Management Fees (Gestoría): Fees for administrative processing, tax settlement, and registration amount to 600€ (VAT included).~~~ Seller's Agency Fees: Included in the retail price (PVP).~~~ Buyer's Agency Fees: Please note that professional fees may be charged to the buyer in cases where real estate personal shopper (PSI) services have been contracted. **NOT LINKED TO THE PURCHASE PRICE.**~~~For exhaustive information on the operation, tax rates, and ITP bonuses in Catalonia, you can consult the official portal of the Catalan Tax Agency: (please use the form to respond)

property details

Spanishestate **6325489**
id:
reference:: **7322**
close to/ located: **Calonge**
region: **Baix Empordà**
property type: **villa**
rooms: **3**
property surface: **110 m2**
surface plot: **940 m2**
price: **€ 350.000**

contact

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