

villa for sale Sant Antoni De Calonge, Baix Empordà



At first glance, the house of Joan and Felicia may seem similar to others in the area, however it is not. Located in the residential area of Sant Daniel, a few minutes from the beaches of Sant Antoni and Palamós, this single-family home stands out for the quality of all its details, in addition to the convenience of a living space on one single floor. The ground floor combines the day area—living-dining room with access to the covered porch—and the night area with 4 double bedrooms, one of them en-suite, as well as a full bathroom with Italian shower, wc with shower, and a separate laundry room. The office kitchen is spacious and functional, perfect for daily use.~~On the first floor, we find a study/TV room: a versatile environment ideal for remote work, study, or leisure area.~~The semi-basement surprises with its storage and service capacity: several storage rooms, machine room, party room, storage room, wine cellar, and a garage comfortable for two large vehicles with additional space for a workshop.~~The exterior is one of the strong points: completely flat plot, easy maintenance and family-friendly, with a private pool, barbecue area, and outdoor living and dining spaces.~~Quality and condition~The house differentiated by its high-level materials and finishes, carefully selected and maintained by the owners. It presents an excellent state of conservation, ready to move in. In addition, it has provision for solar panel installation, which will provide better energy efficiency and consumption reduction.~~Summary of distribution~~Ground floor: living-dining room with fireplace and access to the porch, office kitchen, 4 double bedrooms (1 suite), 2 bathrooms, 1 wc, laundry room.~~First floor: study/TV room.~~Semi-basement: garage for 2 cars, workshop, storage rooms, machine room, party room, storage room, and wine cellar.~~Exterior: pool, barbecue, and perimeter garden on a flat plot.~~Location~Situated in Sant Daniel (Calonge i Sant Antoni), a quiet and established residential area with good access to services and excellent road connections. The beaches of the Costa Brava are just a few minutes away by car.~~IBI: 2300 €/year~Garbage: 285 €/year~~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% (114.480€), 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) price does NOT include property transfer taxes, notarial fees, registration and administrative fees.

property details

Spanishstate id:	6314729
reference::	7294
close to/ located:	Sant Antoni De Calonge
region:	Baix Empordà
property type:	villa
rooms:	4
property surface:	430 m2
surface plot:	1072 m2
price:	€ 954.000

contact

real estate agent:	Kw Girona One
name:	not available
spreek:	not available
telefoon:	+34644472277