



### Exclusive HOUSE in the old town of Regencós

*Townhouse for sale to renovate.*

Discover a historic gem in the heart of Regencós (Baix Empordà) with this unique three-story house, exclusively presented by Finques Gineró. Located adjacent to the town's church, this property is perfect for those seeking a unique home with character and potential. On the ground floor, you will find a cozy entrance hall, a functional kitchen, and a bathroom, while the first floor features a central room that gives access to two double bedrooms. The second floor houses a third bedroom and a charming semi-covered terrace.

Among the outstanding features of this house is the impressive Catalan vault on the ground floor, a traditional architectural element that adds a distinctive and historical touch to the space. In addition, the original stairs maintain the essence of the house, which has a solid structure and roof, offering a unique opportunity for a comprehensive renovation and customization to your liking.

Regencós is a charming village in Baix Empordà that captivates with its stone architecture and narrow streets full of history. Surrounded by fields and forests, this oasis of serenity is just a 10-minute drive from the beautiful beaches of Begur, 3.6 km from Pals, 12 km from Torroella de Montgrí, and 48 km from Girona. With approximately 270 inhabitants, the village boasts the church of Sant Vicenç, overlooking the main square surrounded by bars and restaurants, as well as stately homes and traditional farmhouses that add to the charm of the place.

Recognized by CNN as one of the most beautiful towns in Europe, Regencós stands out for its medieval remains, picturesque church, and the tranquility it offers. This property represents a unique opportunity to acquire a piece of history in an idyllic setting, ideal for those seeking peace and authenticity. Do not miss the chance to make this architectural gem in one of the most charming villages on the Costa Brava your own.

Taxes and fees not included in the price.

Transaction	For sale	Category	Single family house
Municipality	Baix Empordà	Surface area	154 m2
Bedrooms	3	Bathrooms	1 bathroom
Washing machine	Yes	Terrace	4 m2
Land	61 m2		

**Price**            **295.000 €**