



### **Empordà Heritage: Two Historic Houses that defy time.**

*An architectural gem from the 18th century ready for you to write your new story.*

In the charming village of Corçà, in the heart of Baix Empordà, there is a unique opportunity to acquire an exceptional real estate complex that combines history, architecture, and modern comfort. This heritage treasure, with over 250 years of history, consists of two interconnected houses through a beautiful garden.

The main house, built in 1777, is a magnificent example of traditional Catalan architecture. With its impressive 589 square meters spread over three floors, this former rectory preserves fascinating historical elements. Its façade, part of the town's wall, displays front loopholes, reminding us of its defensive past.

Upon entering the ground floor, we are welcomed by a large central hall that serves as a foyer. To the left, we find a practical laundry room and machinery room, next to a cellar with a well that evokes past times. To the right, a spacious office with a toilet offers an ideal space for work or study. This floor also houses a bright painting workshop (+ WC) with direct access to the garden.

Ascending to the first floor, we encounter a central room dominated by a large dining table and a balcony that opens to the main façade. This floor accommodates two cozy bedrooms and a full bathroom. The rustic kitchen, with its traditional fireplace, invites to prepare delicious meals, while a private living room, also with a fireplace, offers an intimate corner for relaxation. A 32m<sup>2</sup> covered

terrace presents itself as the perfect spot to enjoy the views and the Mediterranean climate.

The second floor surprises with an open and airy space, ideal for adapting it to the needs of each owner. It also features two separate rooms and two suites, each with its own bathroom and fireplace, providing exceptional luxury and comfort.

The secondary house, although more modest in size with its 180 square meters, is not lacking in charm. On the ground floor, an entrance hall welcomes us next to an old stable with a drinking trough, reminding us of its rural past. The first floor houses a cozy dining room, a functional kitchen, and a living room with a fireplace. On the second floor, we find two bedrooms and a bathroom with a bathtub. Crowning the house is a loft that offers a terrace with panoramic views of Empordà and a small but practical laundry room.

The complex is completed by a spacious garden that connects both houses, where a heated pool invites relaxation and enjoyment. The property has been carefully renovated since 2003, preserving original elements such as vaults and arches, and incorporating artisan stained glass that adds a unique touch to each room.

Strategically located just 16 kilometers from the sea, 29 from Girona, 65 from the French border, and 125 from Barcelona, this property represents an exceptional real estate opportunity. It is more than just a purchase; it is acquiring a historical heritage, a living space that combines Catalan architectural tradition with the comforts of the 21st century. A unique investment for those seeking a place with soul, history, and the potential to create new and unforgettable family memories.

The large house can be your primary residence, while the small house generates passive income through rental, allowing for immediate profitability. Additionally, this configuration provides flexibility for accommodating family or guests, optimizing space and increasing the potential value of the property in the real estate market.

The sale price does not include notary fees, registration costs, and transfer taxes.

Transaction	For sale	Municipality	Baix Empordà
Surface area	739 m2	Bedrooms	6
Bathrooms	5 bathrooms , 1 toilet	Mains gas	Yes
Washing machine	Yes	Terrace	32 m2
Garden	235 m2	Swimming pool	Yes
Central heating	Yes	Air conditioning	Yes
Land	500 m2	Balcony	Yes

**Price**                    **1.600.000 €**