



CA LA NANSA

A historic gem in the heart of Vulpellac, Baix Empordà

Discover a unique & town house full of history, built in 1723, located in the old town of Vulpellac, declared a Cultural Asset of National Interest. This property masterfully combines original architectural elements with modern comforts, making it an exceptional home in one of the most exclusive areas of the Baix Empordà;

Captivating details- Comprehensive refurbishment (2023): The house has been renovated with energy certification B, incorporating athermal with underfloor heating, double-glazed windows and breathable eco-friendly lime paint.- Preserved historical elements: Catalan vaults, stone walls, Catalan tuva floors and details such as niches and polished bronze taps.- Modern design: Built-in kitchen with central island, retro SMEG appliances and Victorian-style bathrooms.

Distribution by floors- Ground floor: Direct access from a picturesque street in the historic centre. It includes a versatile vaulted room, a 38 m²; self-contained flat with kitchen and bathroom, and a machine room.- First floor: Spacious living and dining area with natural light, connected to an interior patio of 16 m²; Fully equipped kitchen and an en-suite master bedroom with access to the patio.- Upper floor: Additional bedroom with access to a 34 m²; solarium terrace, with pergola and outdoor shower, reinforced to install a swimming pool or jacuzzi.

Amenities and sustainability- Energy savings: Estimated monthly consumption of €80 in winter and €30 in summer.- Practical and functional: Large construction cabinets, water softening system, easy parking and electric car charging point nearby.

Privileged location- 1 km from La Bisbal d'Empordà;, with public transport to Girona, Palamós and Palafrugell.- Local services: bakery, gourmet restaurant, coworking, supermarket and access to bikeparks.- Cultural and educational spaces such as the Escola de Ceràmica de La Bisbal, just a few minutes' walk away.

Your refuge in the Baix Empordà;Ca La Nansa offers the perfect balance between history, design and functionality. Whether as a main residence or tourist investment, this home is an exclusive space where you can live a unique experience. Come and discover it!

Transaction	Sale
Category	Rural house
Municipality	Baix Empordà
Surface area	311 m ²
Rooms	3
Bathrooms	3 bathrooms
Terrace	Yes
Courtyard	Yes
Central heating	Yes
Air conditioning	Yes
Land	110 m ²

695.000 €



B - 60 kWh/m²
B - 10 kg CO₂/m²