



BARCELONA - DRETA DE L'EIXAMPLE - FLAT 1550 SQ FT - 3 BEDROOMS

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SELLING PRICE : 795 000 €

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CONTACT : GREGORI MASO - MOBILE PHONE +34 938 29 80 05

EMAIL : G.MASO@BARNES-INTERNATIONAL.COM

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CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



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BARCELONA@BARNES-INTERNATIONAL.COM

## DESCRIPTION

Located in the elegant Eixample, in Bruc Street, a few meters away from Ronda Sant Pere.

As a typical Regia building in Barcelona's Eixample you can enjoy its high ceilings and original elegant hydraulic floors that make this unit one of a kind.

The 3 bedrooms, 2 bathrooms, an open kitchen, the spacious living dining room and an office area offer a very comfortable life.

As opening the door we can feel the Modernist style in itself because of the carpentry, the stained modernist glass as well as the hydraulic floors.

The living dining room with its high ceilings and the open kitchen has direct access to a pair of balconies that provide plenty of natural light and peaceful atmosphere.

The main room is facing a large typical Eixample's patio. This room also has an ensuite perfectly equipped bathroom.

Both facade and main building entrance, staircase and lift have been recently rebuilt preserving original Modernist elements.

## CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	144 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	3	Annual charges :	227 €
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	No
Energy consumption level :	D	Energy consumption :	kWh/m <sup>2</sup> 102.0	Gaz consumption :	kg éqCO <sub>2</sub> /m <sup>2</sup> 21. 00
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

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