



BARCELONA - DRETA DE L'EIXAMPLE - FLAT 89 M2 - 3 BEDROOMS



SELLING PRICE : 649 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
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DESCRIPTION

This charming 89 m2 family apartment is located in the heart of Dreta de l'Eixample, just a few meters from Passeig Sant Joan and the pedestrian area of Consell de Cent, and a 10-minute walk from Passeig de Gràcia.

Situated on the main floor of a recently renovated 1924 noble building, this property consists of only seven apartments, five of which are owned by a family that still resides in the building, creating a strong sense of community.

The apartment enjoys dual orientation, providing ample natural light throughout the day.

The internal layout is divided into two separate areas. On one side, there is a spacious living-dining room with an open kitchen that faces the street and has access to a balcony.

On the other side, you'll find three bedrooms (one large double, one double, and one single, currently used as a nursery), with views of the inner courtyard, ensuring tranquility. Additionally, the apartment has two full bathrooms (one with a shower and the other with a bathtub), as well as a walk-in closet and a laundry area.

The apartment was tastefully renovated just four years ago by an interior designer, preserving original elements such as hydraulic floors and wooden doors with period stained glass.

This property is equipped with central heating and air conditioning to provide maximum comfort to its residents.

The area is excellently connected to the rest of the city via Metro Line 4 and multiple bus lines. Sants station is reachable in 15 minutes by car, and the airport is a 30-minute drive away.

Furthermore, all neighborhood amenities and services are within close proximity, including educational institutions, transportation, shops, supermarkets, and parks.

Located in the heart of the city, Eixample is one of the most prestigious neighborhoods in Barcelona, known for its famous Passeig de Gràcia and Plaça de Catalunya, as well as various tourist attractions like Casa Batlló and La Pedrera. Eixample combines a secure residential life with a vibrant nightlife and a rich café culture, making it a delightful place to stroll, enjoy splendid architecture, and people-watch from the terraces of numerous cafés.

CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	89 m ²
Land area (m2) :	-	Bedrooms :	3	Annual charges :	-
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	No
Energy consumption level :	D	Energy consumption :	kWh/m ² 94.00	Gaz consumption :	kg éqCO ₂ /m ² 16. 00
Number of lots :	-				

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