



BARCELONA - EIXAMPLE - FLAT 158 M2 - 6 BEDROOMS

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SELLING PRICE : 690 000 €

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CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



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## DESCRIPTION

This distinctive residence, a classical 158 sq m apartment in Eixample awaiting rejuvenation, is strategically positioned just a stone's throw away from Passeig Sant Joan and Plaça Tetuan. Its allure emanates from genuine architectural features like lofty ceilings, hydraulic floors, and original moldings.

Nestled on the first floor of an elegant 1925 building with a main floor, this dwelling effectively occupies an authentic second floor. Boasting dual orientation facing southwest and northeast, the home is bathed in abundant natural light throughout the day.

The apartment introduces a commodious entrance hall and an elongated corridor facilitating access to two distinct zones. On one side, discover the kitchen with a pantry and the living-dining room showcasing a fireplace and access to a balcony.

On the opposing end, four double bedrooms, one single bedroom, an office, and a luminous gallery overlooking the courtyard create a serene atmosphere. The flat also encompasses two full bathrooms (one with a shower and the other with a bathtub).

This property ensures resident comfort with central heating provided by cast iron radiators.

The building is designed with an accessible entrance for individuals with reduced mobility and features an elevator. Furthermore, a communal rooftop terrace accommodates a petite 3.65m<sup>2</sup> storage space with a laundry area.

The neighborhood boasts exceptional connectivity to the rest of the city, with four nearby metro lines (Girona L4, Tetuan L2, Arc de Triomf L1, and Marina L1 stops). Multiple bus lines further enhance accessibility. Moreover, the vicinity offers a complete range of essential amenities, including schools, transportation, shops, supermarkets, and parks.

The Fort Pienc neighborhood, centrally positioned in Barcelona, stands out as a lively urban enclave harmonizing the serenity of its tree-lined streets with a dynamic cultural scene. Surrounded by iconic landmarks such as the Arc de Triomf and the Parc de la Ciutadella, this area presents a unique fusion of history and modernity. Enriched by a diverse array of restaurants and shops, it becomes an enchanting place to call home.

## CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	158 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	6	Annual charges :	-
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	No
Energy consumption level :	E	Energy consumption :	-	Gaz consumption :	-
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

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