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BARCELONA - EL PUTGET I FARRÓ - APARTMENT 174 SQ FT - 3 BEDROOMS

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SELLING PRICE : 995 000 €

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CARRER DEL MESTRE NICOLAU, 2  
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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

Beautiful ground floor property of 174m2 with a private garden and pool of 109m2 and a garage with direct access to the property.

It is located next to the Putxet park.

It has two large parking lots, one on the floor itself (included in price), very comfortable, and a second one for car and motorcycle in the adjoining building (optional for a price of 35,000€).

Large living-dining room of 50m2 and 4m high with direct access to the pleasant, calm and quiet garden. Next to the living room there is the master suite, equipped with several wardrobes that act as a dressing room and with its own bathroom. The suite also has direct access to the garden.

Large fully equipped kitchen-office with natural gas.

The second bedroom is also very spacious, 4m high, and faces the street. It shares a bathroom with the third, smaller bedroom, which opens onto an interior patio.

Wardrobes in all rooms.

Motorized and security blinds.

The garage is very spacious, and has several closets that are used as a storage room.

The garden has a beautiful jacaranda that gives a lot of privacy, and has automatic irrigation. The porch also has automatic awnings.

It is in a very quiet environment, next to the Putxet park, one of the great lungs of Barcelona.

Public transport, supermarkets and very good schools nearby.

## CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	228 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	3	Annual charges :	162 €
Balcony Surface :	-	Elevator :	No	Swimming pool :	Yes
Energy consumption level :	-	Energy consumption :	kWh/m <sup>2</sup> 112.00Gaz consumption :		kg eqCO <sub>2</sub> /m <sup>2</sup> 23.00
Number of lots :	-				

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