



BARCELONA - EL PUTXET Y EL FARRÓ - 96.28 M² + 98,22 M² - 2 BEDROOM



SELLING PRICE : 695 000 €

CONTACT : ELIZABETH HERNÁNDEZ - MOBILE PHONE +34 938 29 80 05

EMAIL : E.HERNANDEZ@BARNES-INTERNATIONAL.COM

CARRER DEL MESTRE NICOLAU, 2
08021 BARCELONA



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DESCRIPTION

Bright ground floor of new construction with garden and private pool next to Plaza Molina, in the bohemian neighborhood of Sant Gervasi in Barcelona. A few meters from the stylish neighborhood of Gràcia and a two-minute walk from Calle Balmes, it offers an urban lifestyle with unrivaled tranquility and privacy in the area. The building, a charming traditional English brick country house, has undergone a comprehensive refurbishment combining the original aesthetics with the comforts of a new build.

The apartment is located on the ground floor and the building has a new elevator and easy accessibility. High ceilings and natural light flood the main rooms. It has a spacious living room, an open kitchen fully furnished and equipped with all appliances (fridge-freezer, induction hob, extractor hood with Wi-Fi, dishwasher, oven and microwave). From the living room there is direct access to the very quiet and intimate garden/backyard, equipped with a beautiful private pool. It also has points of light and water to facilitate irrigation and cleaning of the space. The apartment has a double bedroom and its complete bathroom en suite, a second double bedroom and another complete bathroom.

High-end finishes and features, the rehabilitation has been carried out using noble and eco-responsible materials. Brick walls that preserve their originality and charm, combining optimal distribution and light. The floors are parquet throughout the apartment and ceramic in the bathroom. The property has air conditioning-heating by aérothermal, interior carpentry with double glazing with thermal break, fiber optic access points in all rooms and video intercom.

Do not miss the opportunity to live in this elegant estate with unique equipment, in a privileged neighborhood that conveys the feeling of being in a small town away from the tumult of the city but at the same time, close to everything: international schools, hospitals, public parks. such as Turó del Putxet or Jardins d'Enric Sagnier, shops, a wide variety of cuisine, supermarkets, cinemas, sports centers, bus stops, and just a 2-minute walk from the Ferrocarriles de Catalunya "Plaça Molina" station. or 20 minutes walk from the center of Barcelona.

For more information or visit, contact us.

CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	145 m ²
Land area (m2) :	-	Bedrooms :	2	Annual charges :	167 €
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	Yes
Energy consumption level :	C	Energy consumption :	kWh/m ² 64.00	Gaz consumption :	kg éqCO ₂ /m ² 11.0 0
Number of lots :	-				

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NON-CONTRACTUAL INFORMATION

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