



BARCELONA - ESQUERRA DE L'EIXAMPLE - 97 M<sup>2</sup> - 3 ROOMS

---



SELLING PRICE : 498 000 €

---

CONTACT : JULIA GARCÍA - MOBILE PHONE +34 938 29 80 05

EMAIL : J.GARCIA@BARNES-INTERNATIONAL.COM

---

CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



PHONE : +34 938 29 80 05  
BARCELONA@BARNES-INTERNATIONAL.COM

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

<p>Barnes Barcelona - Elegant Property for Sale near Francesc Macià Square.</p>
<p>We present an exclusive property for sale, located in a privileged area near the prestigious Francesc Macià Square. This elegant residence stands out for its tranquility and serenity, facing south and overlooking a peaceful courtyard.</p>
<p>In impeccable condition and ready to move in, this 100 sqm property with 3 bedrooms is an excellent choice for both a primary residence and a second home.</p>
<p>Upon entering the property, we are welcomed by an elegant hallway that leads to a single bedroom with abundant natural light, facing an interior courtyard. Continuing down the corridor, we discover the kitchen, followed by a room with a large built-in wardrobe, currently used as an office but can also be converted into a medium-sized bedroom. On the left-hand side, we find the master bedroom. Additionally, the residence features a spacious bathroom with a shower.</p>
<p>New aluminum windows with double glazing and parquet floors provide an elegant touch and comfort. From the hallway, we access a spacious living-dining room with a balcony, offering views of a well-maintained courtyard. Originally, there was a separate room in the dining area, which has been opened up to expand the living-dining space.</p>
<p>The original wooden windows have been replaced with aluminum windows with double glazing, while the light-toned parquet flooring creates a sense of well-being and comfort. Moreover, the property is equipped with radiator heating, air conditioning, and double-glazed aluminum exterior carpentry to ensure maximum comfort.</p>
<p>The property is located in a regal-style building constructed in 1935, with an elevator and having passed the Technical Building Inspection (ITE). The building is in excellent condition, recently painted, and offers concierge service.</p>
<p>L'Antiga Esquerra de l'Eixample is a neighborhood that offers an excellent quality of life, with outstanding services and good connectivity. Ideal for enjoying strolls, shopping, and entertainment, this family-friendly area preserves the essence of the city and its lifestyle.</p>

## CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	97 m²
Land area (m2) :	-	Bedrooms :	3	Annual charges :	-
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	No
Energy consumption level :	E	Energy consumption :	kWh/m²127.0	Gaz consumption :	kg eqCO2/m²25.00
Number of lots :	-				

CARRER DEL MESTRE NICOLAU, 2

08021 BARCELONA



PHONE : +34 938 29 80 05

BARCELONA@BARNES-INTERNATIONAL.COM



CARRER DEL MESTRE NICOLAU, 2  
08021 BARCELONA



PHONE : +34 938 29 80 05  
BARCELONA@BARNES-INTERNATIONAL.COM

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