



BARCELONA - EIXAMPLE - PRINCIPAL 131 M2 - 3 ROOMS

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SELLING PRICE : 797 000 €

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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

This charming residence features a sunny terrace in an impeccable building and an excellent location: right in the heart of the Left Eixample. With a surface area of 131m<sup>2</sup>, of which 124m<sup>2</sup> are usable, in addition to a recently renovated 36m<sup>2</sup> terrace, it is located on the first floor with an elevator and is perfectly distributed with 3 double bedrooms and 2 bathrooms. Upon entering the house, a spacious vestibule welcomes us, connecting the two areas of the property that overlook the street and the interior courtyard. On the left, overlooking the street, we find a spacious living room with access to the balcony through two French doors. Currently used as the main bedroom with a sitting area and television, this area offers tranquility thanks to its high-quality noise-reducing closures. In this part of the house, there is also a double bedroom, used as a study and library. On the other hand, to the right, a corridor leads to a first bathroom, a large office-style kitchen, and a second bathroom with a bathtub. From this corridor, access is gained to an adjoining double bedroom with an integrated dressing room. At the end of the corridor, there is another double bedroom, currently used as a living room, flooded with natural light thanks to its southwest orientation. This living room provides access to a bright gallery leading to a spacious 36m<sup>2</sup> terrace, sunny all afternoon. During the warmest days, an awning provides pleasant shade. Noteworthy in the gallery, there is a practical laundry area where the washing machine and dryer can be installed. In addition, the terrace has a convenient storage room for gardening tools. The residence stands out for its brightness and its high ceilings of over 3 meters, decorated with period moldings. The floor throughout the property is laminate parquet, although in some areas, the original hydraulic tile floors can be restored. Other notable features of the property include air conditioning, high-quality windows with double noise-reducing glass, 2 storage rooms (one on the terrace and one on the rooftop), as well as an extraordinary location in the city of Barcelona, surrounded by a wide variety of services, shops, restaurants, and public transportation. Parking spaces are available for sale or rent near the apartment. This residence is ideal for a family looking to settle in Barcelona, either as a primary residence or as a second home, in a very well located neighborhood with all the necessary amenities.

## CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	123 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	3	Annual charges :	1100 €
Balcony Surface :	3 m <sup>2</sup>	Elevator :	Yes	Swimming pool :	No
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 188.0	Gaz consumption :	kg eqCO <sub>2</sub> /m <sup>2</sup> 39.00
Number of lots :	-				

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