



BARCELONA - GALVANY - GROUND FLOOR 3412 SQ FT - 5 ROOMS



SELLING PRICE : 2 750 000 €

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

Fantastic ground floor with garden of 8610 sq ft for private use with pool. It is an exclusive and unique property that has a day area with a large living room of 700 sq ft with two different atmospheres and access to a small terrace. The square-shaped kitchen is strategically located in the center of the house and next to it there is a full service area with its own bathroom, bedroom, laundry room and ironing area.

In the night area we can enjoy a 323 sq ft master suite with bathroom, dressing room and direct access to a discreet porch located in the large garden of 800 m2. We can also find 3 double rooms and a second living room that also allows a direct access to the garden. The property is completed with 4 bathrooms, 2 parking spaces and building with concierge. Located in one of the quietest and safest areas of the prestigious neighborhood of Sant Gervasi - Galvany. The property and its garden area are in good condition.

CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	317 m ²
Land area (m2) :	-	Bedrooms :	4	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	No
Energy consumption level :	E	Energy consumption :	kWh/m ² 189.0 0	Gaz consumption :	kg eqCO2/m ² 40. 00
Number of lots :	-				

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



CARRER DEL MESTRE NICOLAU, 2
08021 BARCELONA



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