



BARCELONA - SANT GERVASI-GALVANY - PENTHOUSE - 882 SQ FT - 2
BEDROOMS



SELLING PRICE : 480 000 €

CONTACT : ANITA KERVÉVANT - MOBILE PHONE
EMAIL : A.KERVEVANT@BARNES-INTERNATIONAL.COM

CARRER DEL MESTRE NICOLAU, 2
08021 BARCELONA



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

DESCRIPTION

Lovely flat located on the top floor of a classic house. Located in the Sarrià-Sant Gervasi district and very near to the Diagonal and the Gracia area. This apartment has a tourist license that allows a proven profitability and can be used as a second residence home to spend a vacation or a weekend in Barcelona.

The entire building was renovated in 2002. Therefore, there is no need of renovation. The flat itself has been reformed by a decorator who has taken advantage of the spaces. It is located on the first floor of this house distributed in four apartments. One of them has access to the attic through a staircase typical of this architecture.

The property is very bright due to the large gallery that overlooks the interior patio. The presence of spaciousness is increased with the ceiling height of 3 meters. The beams are made of wood and the pictorial decorations add a lot of clarity. The old doors are painted and separate the bedrooms from the living room. The fountain columns mark the space and separate the gallery from the living space. The kitchen is open and equipped with a dining room on the island. Another large table located in the gallery can receive your guests. The spacious master bedroom opens through a window to the interior gallery and it has a very large closet on the entire wall and a double bed. A smaller second bedroom accommodates a convertible bed in two places if necessary. Its window open onto the interior patio. It has a lot of lighting. A bathroom with a bathtub also gives freshness to another interior patio with plenty of natural light. Individual central heating and air conditioning control the temperature in all seasons.

On the upper floor, there is a large terrace of 150 m² furnished for private use. This exterior allows you to sunbathe or to create an outdoor dining room.

It is an apartment very well located in the most sought after area of Barcelona. It combines the advantages of a very good area for an investment, the charm of the house, a very pleasant renovation, a flawless condition and an exterior. Gracia Metro Station is a few minutes walk away. All the shops and the best restaurants in the city are accessible without transportation.

CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	82 m ²
Land area (m2) :	-	Bedrooms :	2	Monthly charges :	45 €
Balcony Surface :	-	Elevator :	No	Swimming pool :	No
Energy consumption level :	F	Energy consumption :	kWh/m ² 205.0	Gaz consumption :	kg eqCO ₂ /m ² 44. 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