



BARCELONA - SANT GERVASI GALVANY - 1829 SQFT - 3 ROOMS



SELLING PRICE : 895 000 €

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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -
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DESCRIPTION

Superb 170 m² (1829.86 sq ft) property situated on the sixth floor, awaiting renovation. Nestled within a charming 1940s building, this residence is located in the esteemed Sant Gervasi neighborhood, just steps away from the Galvany market, showcasing a majestic and tranquil aesthetic. Oriented to the northeast, it encompasses two double bedrooms and an additional service room.

Upon entering, immediate access to the kitchen is granted from the entrance hall. Moving forward, a foyer adorned with a fireplace leads to the expansive 32 m² (344.445 sq ft) main living room, bathed in light through two generous windows. To the left of the living room, a roomy dining area with a petite balcony overlooking the street awaits. On the opposite side, direct entry to the kitchen is provided. The kitchen, with its square layout, accommodates all essential appliances, complemented by a small utility room designed for a washer and dryer. Adjacent to this space, a bathroom with a medium-sized bathtub and a service bedroom of approximately 10 m² (107.639 sq ft) are situated. To the right of the main living room, a dressing room and corridor lead to a bathroom and two bedrooms, measuring 16 m² (172.223 sq ft) and 11 m² (118.403 sq ft) respectively.

Appreciate the wealth of expansive windows, lofty ceilings adorned with moldings, and numerous original features hailing from its construction era.

The building boasts an opulent entrance, complete with a concierge, elevator, and freight elevator, elevating its overall sophistication.

The neighborhood location is optimal, surrounded by a diverse array of shops. Sant Gervasi-Galvany, occupying the lower part of the former Sant Gervasi municipality between Diagonal Avenue and Ronda del Mig, predominantly features closed city blocks in its architectural makeup. With an array of restaurants, convenient public transportation, and international schools in proximity, its strategic location ensures swift access to the city's main arteries.

CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	170 m ²
Land area (m2) :	-	Bedrooms :	3	Annual charges :	230 €
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	No
Energy consumption level :	E	Energy consumption :	kWh/m ² 12.00	Gaz consumption :	kg éqCO ₂ /m ² 25.00
Number of lots :	-				

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