



BARCELONA - SANT GERVASI - GALVANY - 2012.85 FT² - 2 ROOMS



SELLING PRICE : 1 025 000 €

CONTACT : MANUEL RODRÍGUEZ GIL - MOBILE PHONE +34 938 29 80 05

EMAIL : M.RODRIGUEZ@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

Splendid property on the fifth floor to renovate, with an area of 2012.85 ft². Located in a well-preserved classic building from the 1940s, in the prestigious Sant Gervasi-Galvany neighborhood, close to the Galvany market. The property is southwest-facing, receiving abundant midday and afternoon sunshine.

Regarding the distribution of the space, it stands out for its large and bright dining room, a spacious living room with access to a small terrace of 86,11 ft², providing the possibility of enjoying an open and ventilated environment. It has 2 double bedrooms, making it ideal for a couple or a small family. Each bedroom has its own bathroom, providing privacy and comfort, while a foyer and a library complete the noble area. In the service area, there is a room for breakfast and snacks, 2 rooms used for preparing meals, and a pantry.

The property enjoys large south-facing windows, offering great brightness, with high ceilings that provide a touch of elegance and spaciousness. It has moldings and many original features from the period it was built in. This is a property that can be designed and renovated to your liking. In short, this property has great potential to become an elegant, bright, and comfortable home, with a terrace that makes it even more attractive and welcoming.

The building has a Technical Inspection of Buildings (ITE) certificate, an elegant entrance with a concierge, elevator, and freight elevator.

The location in the neighborhood is ideal, surrounded by all kinds of shops. The Sant Gervasi-Galvany neighborhood occupies the lower part of the former Sant Gervasi district, between Diagonal and Ronda del Mig. The predominant building typology in the neighborhood is that of a closed block. With a great variety of restaurants of all kinds, public transportation, and international schools nearby, its excellent location allows for quick access to the city's main roads.

CARACTÉRISTIQUES

Type of property :	Flat	Fees :	-	Surface :	187 m ²
Land area (m2) :	-	Bedrooms :	2	Annual charges :	232 €
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	No
Energy consumption level :	D	Energy consumption :	kWh/m ² 85.00	Gaz consumption :	kg eqCO ₂ /m ² 17.00
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