



BARCELONA - EL PUTXET I FARRÓ - HOUSE 640 M2 - 5 CHAMBRES

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SELLING PRICE : 3 950 000 €

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CONTACT : ALEXANDRE DELACHARLERIE - MOBILE PHONE +34 938 29 80 05

EMAIL : A.DELACHARLERIE@BARNES-INTERNATIONAL.COM

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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 -  
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## DESCRIPTION

Explore a distinctive 19th-century property in Sant Gervasi, nestled within a private pedestrian passage. This remarkable house underwent renovations between 1988 and 1997 under the skilled hands of the renowned Italian architect TOBIA SCARPA, showcasing meticulously restored original facades from the era.

Boasting four floors of 131 m<sup>2</sup> each and two mezzanines of 50 m<sup>2</sup>, the house stands out for its architectural finesse. Inside, a garden envelops a delightful English courtyard, contributing to the residence's luminosity, lofty ceilings, and expansive, well-lit spaces.

Tobia Scarpa, celebrated for his role as the conservator of Venice for over two decades, orchestrated a comprehensive renovation, imprinting his unique touch on every aspect. Marble dust-adorned walls, calibrated iron metal profiles, and specially imported Italian marble floors exemplify Scarpa's meticulous design. Door handles and Venetian mosaics on the main floor echo his exceptional architectural vision.

Upon entry, a spacious foyer leads to a bright living room that seamlessly opens to a 130-square-meter English garden. The lower floor accommodates a capacious kitchen with a dining area, a pantry, a room, and a bathroom. A mezzanine between the ground and first floor offers a tranquil space for relaxation or reading.

The first level hosts two generously sized rooms, one overlooking the English garden and the other with a balcony facing the serene passage. Two bathrooms and a dressing room complete this floor. The first floor features a hallway currently utilized as an office, two spacious rooms, and a bathroom.

Ascending to the top floor reveals a rooftop terrace with a private pool, presenting panoramic views of Tibidabo and the charming passage. Additionally, the property includes a commodious basement utilized as a warehouse and is equipped with an elevator for convenience.

Seize this exclusive opportunity to acquire a living legacy – Tobia Scarpa's architectural masterpiece – nestled in the tranquil residential enclave of Barcelona.

## CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	640 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	5	Annual charges :	-
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	No
Energy consumption level :	D	Energy consumption :	-	Gaz consumption :	-
Number of lots :	-				

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