



BARCELONA - ESPLUGAS DE LLOBREGAT - HOUSE 5532 SQ FT - 7 ROOMS

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SELLING PRICE : 1 050 000 €

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CARRER DEL MESTRE NICOLAU, 2  
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NON-CONTRACTUAL INFORMATION

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## DESCRIPTION

BARNES Barcelona presents this house to reform in the Ciutat Diagonal neighbourhood in Espluges de Llobregat, near the German College, the American School of Barcelona and the Miranda International Multilingual School. The property is a few minutes from the entrance of Barcelona via Avinguda Diagonal, from the University Zone and Camp Nou, as well as 20 minutes from the airport. In addition, a cycling walk or walker can be enjoyed with a view on the Waterways road in Collserola Park.

The house is located on a plot of 750m<sup>2</sup> with a west orientation and has a built area of 528m<sup>2</sup>. It was completely reformed in 1991. The dwelling is distributed on three floors and a fourth of garden and swimming pool, which communicate through interior and exterior staircases and an elevator that reaches the second floor. There are two entrances for independent pedestrians, one inside and one outside.

On the ground floor is one of the entrances for pedestrians that gives access to a distributor to enter two garages, one with a capacity for four vehicles and the other for one. On the first floor, there is a multi-purpose room, two offices, a complete bathroom, a bathroom and a dressing room, which communicates with a terrace that in turn connects with the second floor.

On the second floor is a greeter with an entrance to a large terrace, the hall overlooking the Baix Llobregat, four rooms in a suite, and a complete office kitchen. The third floor has been conditioned as an independent apartment and can be accessed from both inside and outside. This apartment has a hall, a toilet, a kitchen with a terrace, two double rooms, a dressing room, a full bathroom, a dining room with a chimney and exits to another terrace with impressive views, and a storeroom.

On the last floor is located the swimming pool with a garden and a solarium area with stunning views of Collserola until the Mediterranean sea.

Call BARNES Barcelona for more information or to arrange a viewing!

## CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	514 m <sup>2</sup>
Land area (m <sup>2</sup> ) :	-	Bedrooms :	7	Annual charges :	-
Balcony Surface :	-	Elevator :	Yes	Swimming pool :	Yes
Energy consumption level :	E	Energy consumption :	kWh/m <sup>2</sup> 226.0	Gaz consumption :	kg éqCO <sub>2</sub> /m <sup>2</sup> 44.00
Number of lots :	-				

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