



BARCELONA - PEDRALBES - HOUSE 3229 SQ FT - 4 ROOMS

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SELLING PRICE : 8 000 €

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CARRER DEL MESTRE NICOLAU, 2  
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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

Welcome to Barnes Barcelona, where elegance and luxury come together in this magnificent property. We are delighted to present this delightful house with a garden and a small private pool, offering 253 m2 of living space spread over multiple levels. Designed with meticulous attention to detail, this residence stands out for its sophisticated style and intelligent layout.

Upon entering the property, you will be greeted by a beautifully designed living area, which includes two lounges (or a lounge and a study), a spacious kitchen that opens onto a terrace, and a large veranda with a dining area overlooking the garden and pool. This space provides the opportunity to enjoy memorable moments with family and friends, creating a warm and inviting atmosphere.

The upper floors house a beautiful master suite, another suite, and two bedrooms sharing a bathroom. These elegantly designed spaces ensure a private retreat for relaxation and rest. Additionally, the top floor offers a large and versatile room that can be used as a game room, home theater, office, or guest rooms. From here, you have access to a small sun terrace, an intimate space to enjoy moments of tranquility and contemplation.

In the basement, you will find a service area with a bedroom and a toilet, ideal for accommodating staff, as well as a wine cellar that allows you to preserve and showcase your wine collection optimally. A garage with two parking spaces is also available, providing convenience and security for your vehicles.

Located in a privileged area, this property is close to the prestigious Liceo Francés de Barcelona, the renowned Real Club de Tennis Barcelona, and the best international schools in the city. Furthermore, its proximity to the airport, just a 12-minute drive away, ensures excellent connectivity.

This exclusive property will be available from July 1st, 2023, and is offered for rent unfurnished, allowing you to personalize each space according to your own style and preferences.

Contact us now for more information and discover a life filled with luxury and comfort at Barnes Barcelona.

## CARACTÉRISTIQUES

Type of property :	House / Villa	Fees :	-	Surface :	253 m <sup>2</sup>
Land area (m2) :	-	Bedrooms :	4	Annual charges :	-
Balcony Surface :	-	Elevator :	No	Swimming pool :	No
Energy consumption level :	E	Energy consumption :	-	Gaz consumption :	-
Number of lots :	-				

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