

**reference:** 23-SU\_Gran Gràcia

**property type:** flat

**sale/rent:** for sale

**price:** 785.000 €

**condition:** Para reformar

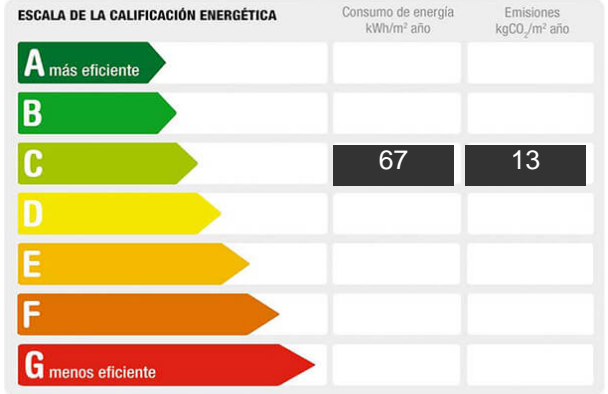
**address:** Gran de Gràcia

**Nº:** 1floor: 4

**town:** Barcelona

**province:** Barcelona

**postal code:** 8012

**zone:** Vila de Gràcia


<b>sqm built:</b>	231	<b>elevator:</b>	yes	<b>floor:</b>	stoneware
<b>living area:</b>	187	<b>swimming pool:</b>	no	<b>air conditioner:</b>	
<b>plot sq.meters:</b>	0	<b>garages:</b>	0	<b>hot water:</b>	individual
<b>sqm terrace:</b>	0	<b>terraces:</b>	0	<b>fuel:</b>	
<b>bedrooms:</b>	7	<b>storage room:</b>	no	<b>orientation:</b>	southwest
<b>bathrooms:</b>	2	<b>garden:</b>	no	<b>antiquity:</b>	1936
<b>toilets:</b>	0	<b>courtyard:</b>	no	<b>outward/inward:</b>	outward
<b>cupboards:</b>	4	<b>furnished:</b>	no	<b>community fees/month:</b>	75

**description:**

Magnificent Reform and Segregation Opportunity Property for Sale in Vila de Gràcia Stately home for Sale in Gran de Gràcia. In one of the most popular and active neighborhoods of the city of Barcelona, we exclusively offer this magnificent 231 m2 built home for sale. A few meters from the Fontana L3 metro stop we find this classic estate from 1908 where from its elegant main entrance we can observe the beauty and style of the time. The house has a lot of natural light thanks to its double orientation, its height and large windows. Its current distribution consists of seven rooms, five of them doubles and two singles with direct access to a large balcony with unobstructed views of the city. The main room is striking due to its size, it has a large custom-made wardrobe and also has access to a large balcony. Bright and spacious Full Bathrooms, one with a shower and the other with a bathtub, both exterior. Large dining room with two rooms where you can enjoy your living area to relax comfortably and a very large dining space from this room we directly access the independent kitchen and a utility room. Its kitchen with a central island, with wide and comfortable spaces will make you enjoy the pleasure of cooking to the fullest from the same room we have access to a laundry room. The house stands out for its tranquility and its good location. Building with elevator and recently cataloged by the Generalitat de Catalunya. For more information do not hesitate to contact us. POSSIBILITY OF SEGREGATION and make 2 houses. And if you need Financing, our financial department will advise you without obligation to find the best conditions. The first 12 images correspond to Renders With a Reform Proposal.