

€695,000 Penthouse - Sold

## 4-bedroom penthouse apartment with a terrace to renovate in Gracia

Spain » Barcelona » Barcelona City » Gràcia » 08012

4 Bedrooms    2 Bathrooms    90m<sup>2</sup> Floorplan    40m<sup>2</sup> Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 • info@lucasfox.com • lucasfox.com • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

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### OVERVIEW

## 4-bedroom penthouse apartment with a 40 m<sup>2</sup> terrace to buy and renovate in Gracia.

Penthouse property of 90 m<sup>2</sup> with a 40 m<sup>2</sup> terrace located in a listed building on Rambla del Prat, in the Gracia neighbourhood. This was one of Barcelona's first brick buildings, designed by Enric Sagnier's protégée, the architect Pere Benavent, and constructed in 1931.

The penthouse boasts abundant natural light all throughout the day thanks to its sunny south-eastern aspect and offers many options for renovation and reorganisation of the layout.

Currently, the property has an lovely large entrance hall, living room, dining room and separate kitchen and a complete bathroom with a bathtub. There are 4 bedrooms, 2 of which are doubles and 2 are singles. The master bedroom has an ensuite bathroom with a toilet and sink. The terrace is a generous size and is ideal for sunbathing or outdoor dining.

The property is registered as having a total surface area of 85 m<sup>2</sup> when in actual fact it has 90 m<sup>2</sup> plus 40 m<sup>2</sup> of terrace space, as can be seen in the floor plans.

Given the size, sunny orientation and great location of the property, this penthouse would make a great family home or pied-a-terre in Barcelona's charming Gracia neighbourhood. With a well-planned renovation project, the penthouse has huge potential to become a more open-plan, modern property in a special historic building with rationalist architecture.



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Terrace, Lift, Wooden flooring,  
Period features, Natural light, High ceilings,  
Modernist building, Views,  
Transport nearby, To renovate,  
Near international schools, Heating,  
Exterior, Built-in wardrobes, Barbecue,  
Air conditioning

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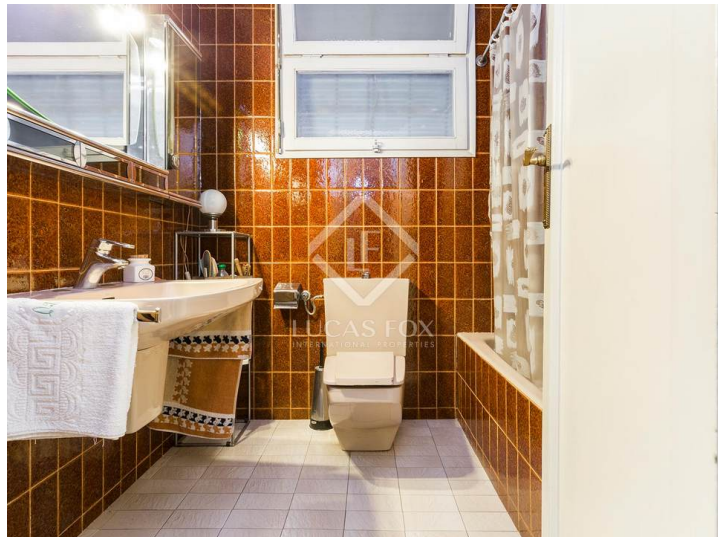


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