

€350,000 Apartment - Sold

## 2-bedroom apartment to buy on a pedestrian street in Gracia

Spain » Barcelona » Barcelona City » Gràcia » 08012

**2** Bedrooms    **1** Bathrooms    **71m<sup>2</sup>** Floorplan



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## 2-bedroom apartment to buy and renovate in a stately building in the Gracia neighbourhood, on a pedestrian street very close to Plaza de la Vila.

Stately 1900's property with many period features, located on a pedestrian street close to Plaza de la Vila, in the popular Gracia neighbourhood of Barcelona.

This historic property has the original front door, mosaic floor tiles and attractive vaulted ceilings. It measures 71 m<sup>2</sup> and requires renovation and a change of layout in order to reach its full potential. This would be easy to do as many of the walls are partitions and a modern renovation that incorporates the restored period features would result in a charming characterful home.

The current layout consists of a living room dining room with a balcony over the street, a separate kitchen, 2 bedrooms, 1 bathroom and a rear gallery over the interior patio which provides light and warmth to the apartment.

Ideal for a couple or small family as a primary residence or pied-a-terre in the lively, bohemian Gracia neighbourhood of the city. It is also an interesting option as an investment as it offers a potential rental yield of between 4.10% and 4.80%.



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Period features, Period Building,  
Natural light, Mosaic tile flooring,  
Transport nearby, To renovate,  
Near international schools, Interior,  
Heating, Exterior, Balcony

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