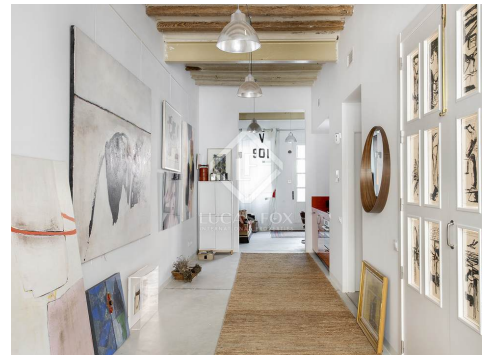
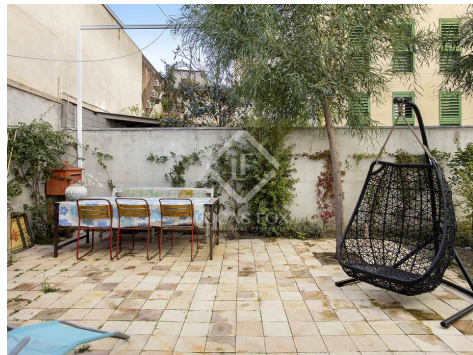


€1,300,000 Apartment - Sold

## Spectacular loft-style apartment with a lot of charm for sale in Vila de Gracia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08024

**2** Bedrooms    **4** Bathrooms    **284m<sup>2</sup>** Floorplan    **23m<sup>2</sup>** Terrace    **49m<sup>2</sup>** Garden



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

€1,300,000 Apartment - Sold

## Spectacular loft-style apartment with a lot of charm for sale in Vila de Gracia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08024

**2** Bedrooms    **4** Bathrooms    **284m<sup>2</sup>** Floorplan    **23m<sup>2</sup>** Terrace    **49m<sup>2</sup>** Garden

### OVERVIEW

## Bright, renovated loft apartment with endless possibilities in the upper part of Vila de Gracia.

Unique and spectacular home thanks to its size, charm, light and tranquility, in the heart of Gracia. It is a loft apartment on a ground floor, which can be accessed both from the street and from the communal staircase.

When entering from the street, we access a lounge / office with its own kitchen and bathroom with a shower. Next, we find the first bedroom suite with views of the magnificent interior patio with a veranda with natural rods.

It is important to know that the property has two sections, one on each side of the patio. The first is the smaller space of approximately 75 m<sup>2</sup>, with a certificate of occupancy and ceilings of 3.5 metres high with exposed vaulting and a wooden beam. When crossing the patio, we enter the larger space of approximately 200 m<sup>2</sup>, in this case without a certificate of occupancy, in a completely open space where we find the master bedroom, another toilet, the main kitchen in the same aesthetic concept as the first and access to the terrace / garden. This space enjoys abundant natural light as it has several skylights. Here we have even higher ceilings of 4.2 metres and vaults with a metal joist.

The entire apartment is registered as a single unit and was completely renovated in 2018. The electrical installations are hidden in the false ceiling in the first section, but in sight in the second, to mark its industrial character.



[lucasfox.com/go/bcn22362](https://lucasfox.com/go/bcn22362)

Terrace, Garden, Natural light, High ceilings, Transport nearby, Service entrance, Renovated, Playroom, Pet-friendly, Interior, Heating, Exterior, Equipped Kitchen, Chill out area, Built-in wardrobes, Barbecue, Alarm, Air conditioning

**Contact us today for more information or to arrange a viewing**

+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

€1,300,000 Apartment - Sold

## Spectacular loft-style apartment with a lot of charm for sale in Vila de Gracia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08024

**2** Bedrooms    **4** Bathrooms    **284m<sup>2</sup>** Floorplan    **23m<sup>2</sup>** Terrace    **49m<sup>2</sup>** Garden



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

**Contact us today for more information or to arrange a viewing**

+34 933 562 989 • [info@lucasfox.com](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain