

€335,000 Loft - Sold

## Double height loft property with private terrace for sale in the Gracia neighbourhood of Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08012

**1** Bedrooms  
**2** Bathrooms  
**60m<sup>2</sup>** Floorplan  
**28m<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 2º, Barcelona, Spain

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### OVERVIEW

## Recently renovated double height loft apartment with private terrace for sale at the heart of Gracia.

This small loft, which is currently undergoing renovation, contains everything a lover of Gracia could wish for.

The property does not have a certificate of occupancy for town planning reasons; however, it enjoys all the facilities and solutions to be a perfect home in the heart of one of the most charismatic neighbourhoods of the city.

This immaculate apartment hides a 60m<sup>2</sup> space divided into 2 levels:

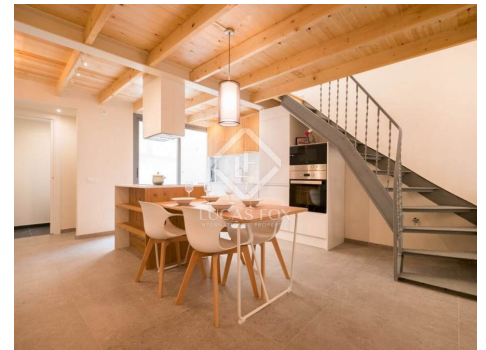
On the lower floor we find the living area, which is open plan but at the same time differentiates the living room, dining room and kitchen. A small toilet and a patio of 8 m<sup>2</sup> complete this floor.

Via a minimalist staircase we access the upper level where we find the sleeping area consisting of a large bedroom with an en-suite bathroom.

The living room is especially spacious and the double height ceiling adds personality to this space.

The perfect addition to this property is the sunny 20 m<sup>2</sup> terrace located on the rooftop of the building.

The building where the property is located is undergoing refurbishment and works are scheduled to be completed mid-June. The 4 apartments in the building are being renovated along with public areas like the stairs, hall and façades.



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Terrace, Lift, Wooden flooring,  
Period Building, High ceilings, New build,  
Interior, Heating, Exterior, Double glazing,  
Air conditioning

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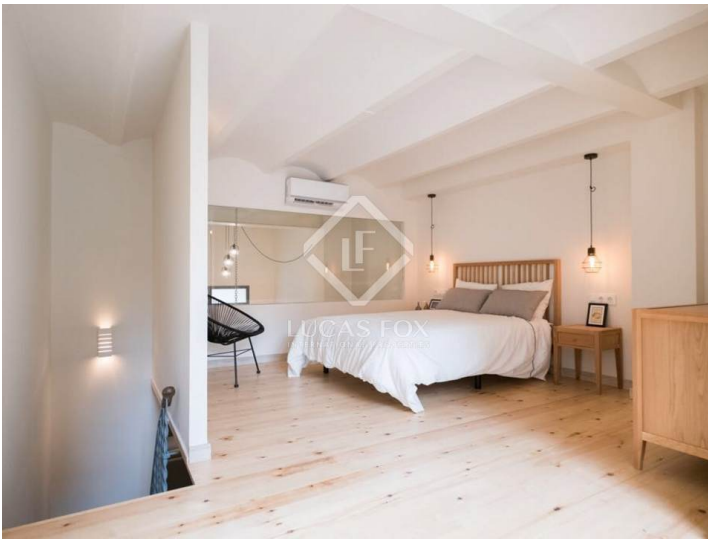
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