

€3,900,000 House / Villa - For sale

## Property with large garden, used as offices, for sale in Pedralbes, Barcelona

Spain » Barcelona » Barcelona City » Pedralbes » 08034

<b>5</b>	<b>5</b>	<b>738m<sup>2</sup></b>	<b>1,657m<sup>2</sup></b>	<b>1,300m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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 2º, Barcelona, Spain

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### OVERVIEW

**Large renovated detached house from 1962 with the potential for 6-7 bedrooms, very bright, with a garden of approx. 1,300 m<sup>2</sup> on two levels with chill out area. Indoor and outdoor parking. Close to international schools.**

This house dates back to 1962 and is located in the Pedralbes neighbourhood, close to international schools, public transport, shops and medical and sports centres. The house is divided into three floors and has a functional and cozy design. All of the rooms are bright and peaceful. The house also offers exclusive amenities such as a 1,300 m<sup>2</sup> garden with a chill out area, changing rooms and a garage with capacity for two cars and motorcycles, as well as an outdoor parking area for seven cars.

The house is accessed via a staircase located next to the well-kept garden. Currently, the property is adapted for use as offices, although it is also perfect for residential use. It is located on a 1,775 m<sup>2</sup> plot and has 738 m<sup>2</sup> built, distributed as follows:

In the basement (the floor located at street level) we find three offices, a bathroom and a kitchen with a dining area.

The ground floor consists of a reception, two meeting rooms, four multipurpose office areas, four individual offices and a toilet.

On the first floor we have three offices, the main office, a meeting room, a file room and a toilet.

The house is completed by a wonderful garden and a unique environment in which to enjoy nature and privacy.

The property is equipped with parquet and ceramic flooring in the bathrooms and kitchen, heating, air conditioning, individual boiler, accumulator, automatic irrigation and security system.

A house with a lot of potential and the possibility of recovering the pool, in one of the best neighbourhoods in Barcelona. Please contact us to visit this house which can be rearranged to your liking.



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Sea views, Terrace, Garden, Private garage, Wooden flooring, Natural light, Transport nearby, Storage room, Service entrance, Security, Pet-friendly, Near international schools, Heating, Exterior, Double glazing, Chill out area, Built-in wardrobes, Alarm, Air conditioning

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