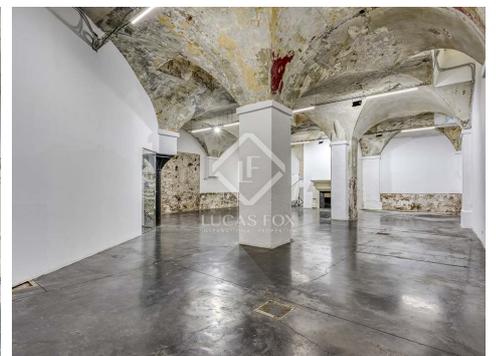


€1,600,000 House / Villa - For sale

## 3 Bedroom house / villa for sale in Gòtico, Barcelona

Spain » Barcelona » Barcelona City » Gòtico » 08002

**3** Bedrooms      **3** Bathrooms      **646m<sup>2</sup>** Floorplan



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

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### OVERVIEW

## Building consisting of a ground floor plus two upper floors, located on Carrer Nou de Sant Francesc.

Historic building from 1517 distributed on the ground floor and two upper floors, located on Carrer Nou de Sant Francesc. Currently, it is registered as offices, but it is delivered with a request for change of use, approved renovation project and permit.

As we enter, we find a 222.63 m<sup>2</sup> store at street level. On this floor there is a kitchen and a complete bathroom. It is a totally open space that preserves the original ceilings. In the construction project, the ground floor is configured as a community space for residents with a gym area, parking for three electric cars and an entertainment area with a cinema room and billiards. The kitchen is kept for meetings with friends and family in the community dining room.

We access the first floor via a metal staircase. The 164 m<sup>2</sup> first floor has two 12 m<sup>2</sup> outdoor patios and the installations to create a kitchen and a bathroom. This would be the floor from which you would access the three 120 m<sup>2</sup> duplex homes. On this floor there would be the day area, consisting of a living-dining room and an open-concept kitchen.

On the second floor of 131 m<sup>2</sup>, the current area would be slightly expanded. Here would be a master suite with a complete bathroom and views of the day area through a glass railing.



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High ceilings, Fireplace, Exterior,  
Equipped Kitchen, Air conditioning

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