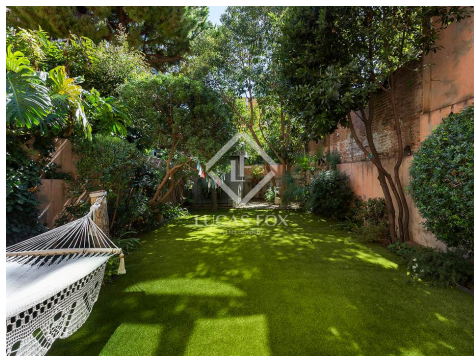


Price on request House / Villa - Sold

House with many possibilities with a terrace and garden for sale in Gracia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08024

5	6	290m ²	199m ²	72m ²	105m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	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 2ª, Barcelona, Spain

Price on request House / Villa - Sold

House with many possibilities with a terrace and garden for sale in Gracia, Barcelona

Ideal villa as an investment, residence or family project for sale very close to Plaça Lesseps and Travessera de Dalt, with all the charm of Vila de Gracia, in a semi-pedestrian street full of services.

The villa is an entire building from the end of the 19th century with three floors: ground floor, first floor and second floor.

It is a single vertical property or registry entity, with three apartments, one per floor that offers a huge range of possibilities. For example, the entire complex can be used as a single house, or the two lower floors can be used as a duplex house and the attic can be left for relatives, guests or as an investment. Another possibility is to use the three apartments for investment, either together for a family or each individual apartment, since it offers great rental potential.

Currently, the building is presented as three separate homes of 92.87 m², each in perfect condition.

The ground and first floors are already connected by internal stairs as if it were a duplex, which gives a lot of flexibility when adapting to the needs of the new owners. Furthermore, the ground floor has a 105 m² garden according to the floor plan.

The penthouse gives access to a 72 m² roof terrace via a staircase from the apartment itself. Before going out to the terrace, we will find a study on the top floor and already on the terrace, a laundry closet. Both the first and second floors also have a balcony that overlooks the street.

The layout of the three floors is identical, each with two exterior-facing bedrooms and built-in wardrobes, one double with a private bathroom and a small balcony and the other single with a window, except for the ground floor which has one bedroom.

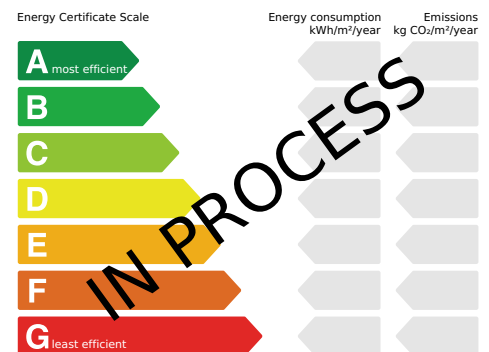
The living-dining room is presented in an open plan space with an open kitchen, very spacious on all floors and overlooking the south-facing rear facade, which offers plenty of natural light and direct sun.

An oasis in the Gracia neighbourhood, capable of adapting to its new family and evolving with the needs of the future buyer at all times.



lucasfox.com/go/bcn25348

Mountain views, Terrace, Garden,
Wooden flooring, Natural light,
High ceilings, Modernist building,
Views, Utility room, Transport nearby,
Storage room, Solar panels, Renovated,
Pet-friendly, Library, Interior, Heating,
Exterior, Equipped Kitchen,
Chill out area, Built-in wardrobes,
Barbecue, Balcony, Alarm,
Air conditioning



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^a, Barcelona, Spain

Price on request House / Villa - Sold

House with many possibilities with a terrace and garden for sale in Gracia, Barcelona



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 · lucasfox.com · Passeig de Gràcia 78, Principal 2ª, Barcelona, Spain