

€1,250,000 House / Villa - Sold

## 4-bedroom house for sale in Sant Gervasi - La Bonanova, Barcelona

Spain » Barcelona » Barcelona City » Sant Gervasi - La Bonanova » 08023

**4** Bedrooms    **3** Bathrooms    **487m<sup>2</sup>** Floorplan    **600m<sup>2</sup>** Plot size



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

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### OVERVIEW

## Detached house distributed over 3 floors with a garden for sale in Sant Gervasi-La Bonanova, Barcelona.

Detached house to renovate completely, located in the neighbourhood of Sant Gervasi-La Bonanova, next to the gardens of Turó del Putxet, in a very quiet area, surrounded by green areas.

The house is currently distributed over three floors: street level plus two upper floors.

On the ground floor, we find an outdoor space and three rooms, one of them larger and the other two type. Next, some stairs go up to the first floor on the outside of the house.

On the main floor, there is a garden and terrace area right at the entrance of the house. Once inside, we find a large space currently arranged as six rooms, two bathrooms and a kitchen, plus a patio.

On the upper floor the layout is as follows: two large rooms, one of them with access to the terrace, a laundry area, a corridor and two bathrooms. There would also be access to a large garden from the top of the house.

We have plans of the current layout, as well as plans with a renovation project that we can show you.

Currently, according to the plan, the house has the following surface areas:

- Constructed area: 336.12 m<sup>2</sup>
- Usable area: 277.87 m<sup>2</sup>
- Outside area: 423.08 m<sup>2</sup>
- Land: 607 m<sup>2</sup>



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Terrace, Natural light, Transport nearby,  
To renovate, Storage room,  
Near international schools, Exterior

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