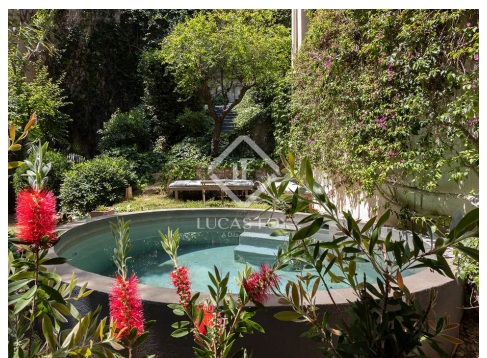
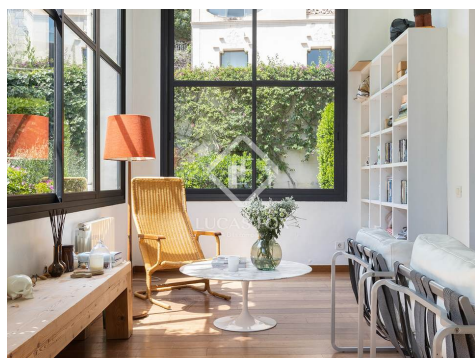
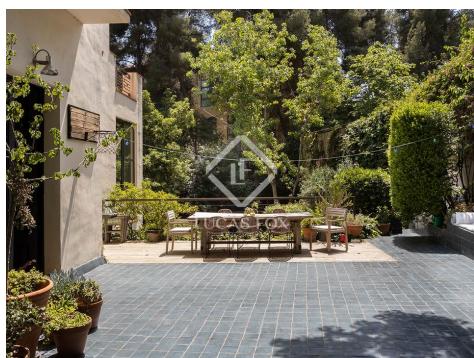


€3,580,000 House / Villa - Sold

## 7-bedroom house with 410 m<sup>2</sup> garden for sale in Sant Gervasi - La Bonanova

Spain » Barcelona » Barcelona City » Sant Gervasi - La Bonanova » 08022

<b>7</b>	<b>3</b>	<b>603m<sup>2</sup></b>	<b>736m<sup>2</sup></b>	<b>372m<sup>2</sup></b>	<b>410m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



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### OVERVIEW

**Elegant period house from 1936, renovated a few years ago, exterior and very bright, with a large garden with a saltwater pool, terraces on various levels and an outdoor parking area for sale very close to shops and restaurants.**

This exceptional classic family house from 1936 with its noucentista facades of great beauty and high ceilings, is located in the Tibidabo avenue area, in the Sant Gervasi – La Bonanova neighbourhood, close to international schools, public transport, luxury restaurants, medical and sports centres.

The house, which is divided into 5 floors and a tower, has a functional and welcoming design. It was renovated some time ago, combining the conservation of original elements with a very current aesthetic. The brightness and tranquility of its rooms stand out, all exterior with beautiful views of the garden. In addition, the house offers exclusive amenities such as large terraces on several floors, 4-metre-high ceilings, a spa-type bathroom, ideal for relaxing, an outdoor garage with capacity for two cars and motorcycles, as well as two very bright multipurpose rooms on the lower ground floor one of them with access to the wooded garden with a round saltwater pool area and a meeting area around a grill area.

On the ground floor, at street level, there is access to a large 75 m<sup>2</sup> southwest facing terrace with an outdoor table ideal for enjoying evenings with family or friends. A staircase leads us to the lower level of the garden. A large hall gives direct access to the kitchen or to the central hall with the staircase, where it is feasible to install a glazed lift. The large industrial-style kitchen stands out for its stainless steel furniture that matches the appliances and Smeg sink with osmosis tap, kitchen with six gas burners and a charcoal grill. In the centre, there is a dining table for 8 people and in the back, a washing area with a tube for clothes from the first floor and access to the outside garage for a large or 2 small cars and motorcycles. An external staircase leads to lower floors, ideal if you want to combine housing and professional office with independent external access. To the right of the hall, we find the spacious and bright living room with several rooms with access to the terrace and a beautiful gallery with large windows that frame the trees in the garden, an ideal space to relax and enjoy.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Wooden flooring, Period features, Period Building, Natural light, Mosaic tile flooring, High ceilings, Parking, Modernist building, Walk-in wardrobe, Views, Transport nearby, Storage room, Security, Near international schools, Heating, Exterior, Equipped Kitchen, Chill out area, Built-in wardrobes, Balcony, Alarm

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On the first floor, we find the main night area, with 4 exterior-facing double bedrooms and a bathroom. There are 2 corner double bedrooms with access to a 3.22 m<sup>2</sup> balcony facing the street, a separate dressing room, a large common bathroom with 2 toilets, 4 sinks, 2 showers, a tiled bathtub and access to a 2.16 m<sup>2</sup> balcony. The floor is completed by 2 corner double bedrooms with access to a large 20.75 m<sup>2</sup> terrace with views of the garden.

The second floor has a double bedroom with a wardrobe and high wooden sloping gabled ceilings painted white. This space is ideal to incorporate a bathroom and make the master suite, with additional cabinets in the hall and access to a large terrace of 30.81 m<sup>2</sup> to the garden and another of 33.54 m<sup>2</sup> to the street with a central porch of 16, 08 m<sup>2</sup> with a sloping roof that could be closed off with stained glass to create extra private space in the bedroom.

The third floor is the tower with a bay window with windows to four winds, currently used as a bedroom, but could be a games room or an office.

On the first lower ground floor, there is access to a multipurpose room on the right, ideal as a service area, as it gives access to the patio with the machine room and the storage room, as well as the internal staircase that goes down to the second lower ground floor. To the left, there is a large room with access to a 47.76 m<sup>2</sup> terrace to the northeast and another of 18.83 m<sup>2</sup> to the southwest. This room could be used as a bedroom, living room or multipurpose room and, as on the upper floor, it has a gallery with large windows overlooking the garden. The floor is completed by a bathroom with 2 sinks, a toilet and 2 showers. From the spacious bathroom there is access to the space of the spa bathtub with access to the porch, an ideal place to relax with views of the garden by candlelight.

The second lower ground floor is an open space ideal for a professional office, as it has double access, inside or directly from the outside without entering the house. Its high ceilings and its large window with access to the beautiful garden of approx. 410 m<sup>2</sup> that has a wooden shed with a toilet.

The house has heating by means of radiators and individual boiler with accumulator, air conditioning units on floors -1 and -2, interior alarm with camera, windows and perimeter, IPE solid wood floors on the ground, first and tower floors, original mosaic floors on floor 2, epoxy painted pine floors on floor -1 and natural pine floor with ecological varnish.

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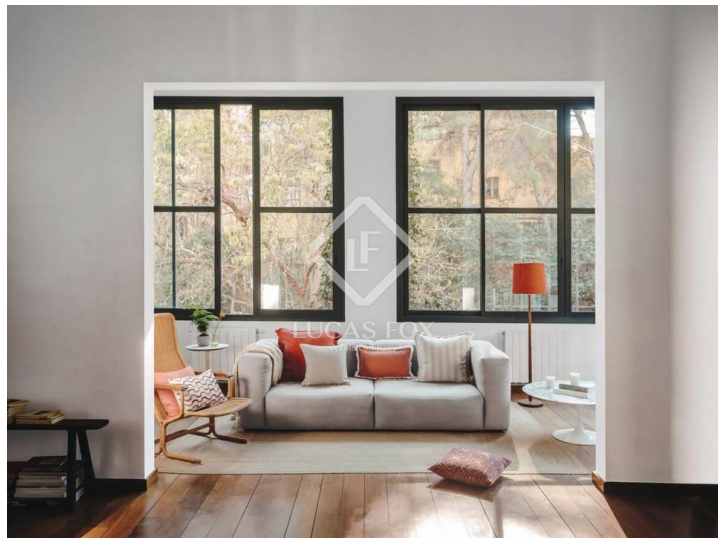
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Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden

An extraordinary classic house with terraces and a private garden with a saltwater pool in one of the best neighbourhoods in Barcelona. Contact us to visit this luxury home.



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