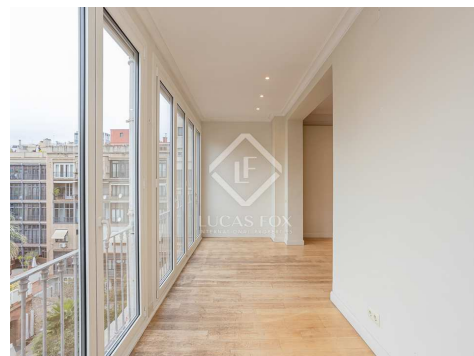


€1,250,000 Apartment - For sale - Reduced Price

3-bedroom apartment for sale in Eixample Right, Barcelona

Spain » Barcelona » Barcelona City » Eixample Right » 08037

3 Bedrooms **2** Bathrooms **183m²** Floorplan **2m²** Terrace



Contact us today for more information or to arrange a viewing

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OVERVIEW

Fantastic opportunity to acquire this spacious property to renovate with period features, for sale in a stately building with views of La Pedrera by Antoni Gaudí.

This fantastic dual aspect property has a surface area of 183 m², with 3 bedrooms, a study and 2 bathrooms. It enjoys a privileged location in the city centre, on the same block as Gaudí's La Pedrera, on Carrer Pau Claris, next to Carrer Provença and Passeig de Gracia. It has privileged views of a beautiful inner courtyard of the Eixample and unbeatable lighting.

The property is located on the sixth floor of a beautiful historic building from 1897. The building, which has a beautiful entrance with marble finishes and a classic-style lift, is in a perfect condition, as are the facades and the inner courtyards.

Upon entering the home, we find the central living area to the right of the entrance. We find a magnificent living-dining room, which opens onto a beautiful gallery that gives the home a lot of light thanks to the height of the windows. This in turn serves as a terrace, since opening the windows gives us the feeling of being outside. The large kitchen, fully equipped and adjoining the dining room, has an opening for a serving hatch. In front, we find a storage room. Returning to the centre of the home, we find to one side the water room and a complete bathroom. On the other side we find a single bedroom.

Continuing down the corridor, we find the office, a generously sized double bedroom and finally, the majestic master suite. This suite is made up of a sleeping area, a separate dressing room and a complete bathroom. Both the bedroom and the dressing room have double balcony doors through which we access the balcony overlooking Carrer Pau Claris and which protects the home from street noise.

The property was completely renovated around 2005, and we can see how original elements have been preserved and restored, such as mouldings, doors, frames, windows and balcony doors, in addition to the Catalan vaulted ceilings that could be recovered. The entire home has natural wood parquet flooring, except for the kitchen and bathrooms. Heating and air conditioning are provided by a centralized system with distribution through ducts.

Contact us to visit this exclusive home in a privileged location.

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Wooden flooring, Period features, Period Building, Natural light, High ceilings, Modernist building, Views, Utility room, To renovate, Storage room, Fireplace, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Balcony, Air conditioning

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