

€2,600,000 House / Villa - For sale - New listing

## Excellent 3-bedroom house with 531 m<sup>2</sup> garden for sale in Poble Sec, Barcelona

Spain » Barcelona » Barcelona City » Poble Sec » 08004

<b>3</b>	<b>3</b>	<b>250m<sup>2</sup></b>	<b>640m<sup>2</sup></b>	<b>60m<sup>2</sup></b>	<b>460m<sup>2</sup></b>
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 2<sup>a</sup>, Barcelona, Spain

€2,600,000 House / Villa - For sale - New listing

## Excellent 3-bedroom house with 531 m<sup>2</sup> garden for sale in Poble Sec, Barcelona

Spain » Barcelona » Barcelona City » Poble Sec » 08004

<b>3</b>	<b>3</b>	<b>250m<sup>2</sup></b>	<b>640m<sup>2</sup></b>	<b>60m<sup>2</sup></b>	<b>460m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden

### OVERVIEW

**Spectacular 250 m<sup>2</sup> house in Poble Sec with a 460 m<sup>2</sup> garden, completely renovated and ready to move into, with incredible views of the entire city.**

Located on a plot of 640 m<sup>2</sup>, in the upper area of the Poble Sec neighbourhood, next to Montjuïc Park, we find this exceptional property of 250 m<sup>2</sup> distributed over three floors.

This property is a real gem due to its privileged location, its high quality finishes and, above all, its impressive views. Recently renovated, but retaining the charm of its original 1936 architecture, it offers a unique combination of history and modern comfort.

The property is accessed through a charming entrance porch, which leads to the main entrance hall and the stairs that connect to the upper floor.

On the ground floor is the day area, a space designed for enjoyment and comfort. The bright living-dining room stands out, with its original fireplace and direct access to the garden, a unique corner that offers the feeling of being in the middle of nature, far from the hustle and bustle of the city.

The semi-open kitchen, fully equipped and with an office area, has been designed with exquisite taste and attention to detail.

On this level there is also a spacious office and an elegant bathroom, clad in Colombian marble.

From the kitchen and the living room, we access the back garden, a true oasis in the city with different areas of terraces paved with clay tiles, green pergolas, an orchard with fruit trees, an ecological swimming pool and a fishpond, as well as a porch, barbecue and outdoor dining area.

Please contact us for further information.



[lucasfox.com/go/bcn58105](https://lucasfox.com/go/bcn58105)

Sea views, Mountain views, Terrace, Swimming Pool, Garden, Jacuzzi, Private garage, Lift, Wooden flooring, Period features, Period Building, Natural light, Mosaic tile flooring, Marble flooring, Parking, Views, Utility room, Storage room, Renovated, Pet-friendly, Outdoor kitchen, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, City views, 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](mailto:info@lucasfox.com) • [lucasfox.com](https://lucasfox.com) • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain

€2,600,000 House / Villa - For sale - New listing

## Excellent 3-bedroom house with 531 m<sup>2</sup> garden for sale in Poble Sec, Barcelona

Spain » Barcelona » Barcelona City » Poble Sec » 08004

<b>3</b>	<b>3</b>	<b>250m<sup>2</sup></b>	<b>640m<sup>2</sup></b>	<b>60m<sup>2</sup></b>	<b>460m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace	Garden



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](mailto:info@lucasfox.com) • [lucasfox.com](http://lucasfox.com) • Passeig de Gràcia 78, Principal 2<sup>a</sup>, Barcelona, Spain