

€770,000 Apartment - For sale - New listing

Property to renovate with views over a square, multiple terraces and incredible potential in Gràcia, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08012

3 Bedrooms 2 Bathrooms 197m² Floorplan 107m² Terrace



Contact us today for more information or to arrange a viewing

+34 933 562 989 · info@lucasfox.com · lucasfox.com · Passeig de Gràcia 56, 7º, Barcelona, Spain

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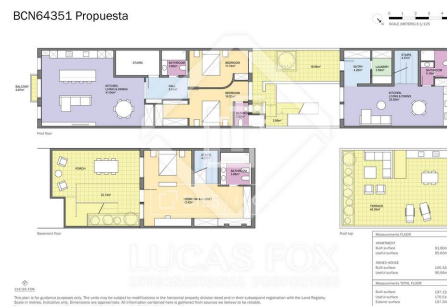
Property to renovate with views over a square, multiple terraces and incredible potential in Gràcia, Barcelona

High ceilings, amazing views and great potential in the heart of Gracia neighborhood.

Located in one of Gràcia's most picturesque, pedestrianized squares, this renovation project represents a rare opportunity complete with 68 sqm of private terraces. Situated on the first floor of a character-filled 1876 building, the home retains its historic soul through exposed wooden beams, high ceilings, period ironwork, and scenic square views.

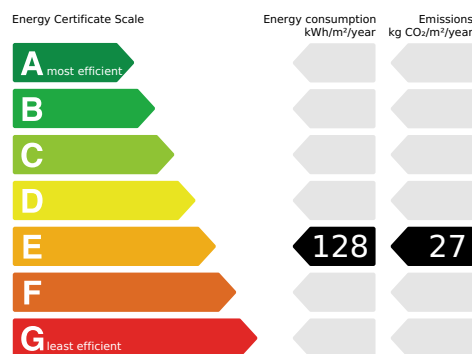
A standout feature is the courtyard annex. Whether you envision a 2 or 3-bedroom configuration with multiple living spaces, this extension can easily be transformed into a sun-drenched 2 floors summer house with sunny rooftop, a true tranquil oasis in the city.

Perfect as a stylish pied-à-terre or a charming permanent home, you are just a 10-minute stroll from Passeig de Gràcia and 30 minutes from the airport and Barcelona's best beaches. Embrace the local lifestyle with organic markets and cozy independent shops right at your doorstep. Contact us now to unlock this property's full potential.



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Terrace, Natural light, High ceilings, City views, Balcony



BCN64351



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The property is located in Barcelona city, zone Eixample Left, indicating the approximate location in accordance with current regulations. Measures 145m² built and 125 m² useful according to floor plan, and 256 m² built and 231 m² useful according to Property Registry. The condition is to renovate. The total price is 770.000 €. The price indicated does not include taxes or expenses associated with the purchase that, according to the current legislation, correspond to the buyer; in this case, the ITP will be applied. Nor does it include notarial or registry fees. The property has a certificate of energy efficiency available. It also has an occupancy certificate number CHB07683425***, which will be made available upon request to interested party. Registry number AICAT 13225 and API 4089 visible in accordance with applicable legislation. Big owner: YES. Marketed by Dils Lucas Fox (Lucas Trading, S.L., with tax identification number B64125438), acting as a real estate intermediary. Additional information and documentation are available to the consumer in accordance with current regulations. This information is for guidance only, is not contractual, and is subject to change. The images, renderings, and marketing materials are for illustrative purposes only and are provided solely as visual representations. They do not constitute a contractual commitment or obligation on the part of the seller regarding the details, specifications, features, or finishes depicted

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