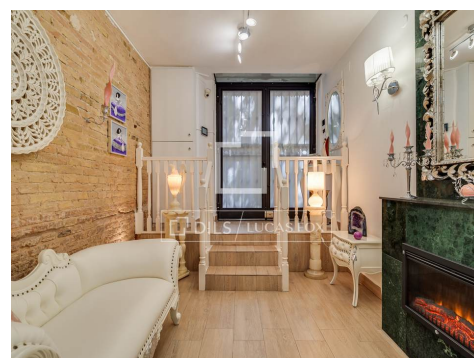


€419,000 Apartment - For sale - New listing

## Stunning Renovated Apartment with Private Terrace in a Charming Modernist Building in Poble-sec

Spain » Barcelona » Barcelona City » Poble Sec » 08004

2 Bedrooms    2 Bathrooms    92m<sup>2</sup> Floorplan    7m<sup>2</sup> Terrace



Contact us today for more information or to arrange a viewing

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€419,000 Apartment - For sale - New listing

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Located in the iconic Poble-sec neighbourhood, this unique ground-floor property has been fully renovated while preserving its original architectural features, including the traditional Catalan vaulted ceilings and exposed brick walls.

The apartment is part of a distinguished Modernist building listed as a protected heritage property by Barcelona City Council, adding both character and historical value to the home.

The layout is both practical and inviting. Upon entering, a charming fireplace creates a warm and welcoming atmosphere. The fully equipped kitchen features quality cabinetry and contemporary finishes, seamlessly connecting to a spacious living and dining area designed for comfortable everyday living.

The property also offers a generously sized full bathroom with natural ventilation through a large window.

A mezzanine level, currently used as a home office, is connected to the main floor by a private lift, providing both convenience and versatility.

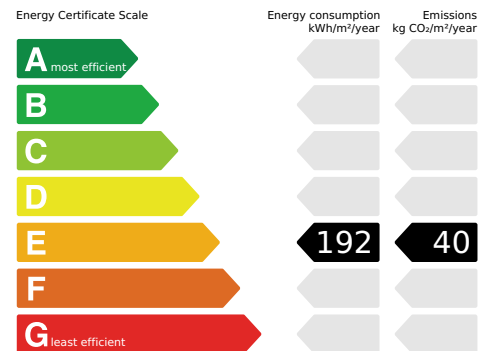
At the rear of the property, a delightful private terrace offers a peaceful outdoor retreat and leads directly to the en-suite bedroom, creating an intimate and relaxing space.

Additional features include a video surveillance system, concierge service, and split air conditioning units providing both heating and cooling throughout the year.



[lucasfox.com/go/bcn70343](https://lucasfox.com/go/bcn70343)

Lift, Modernist building, Renovated, Open kitchen, Equipped Kitchen, Alarm, Air conditioning

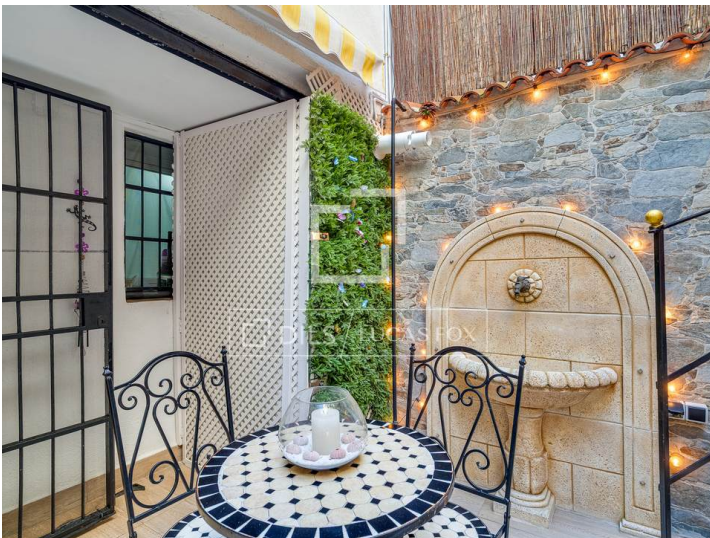


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The property is located in the Poble-sec area of Barcelona city. In accordance with current regulations, the exact location is indicated approximately. The property offers a total built area of 75 m<sup>2</sup> and a usable living area of 69.56 m<sup>2</sup>. The apartment has been fully renovated. The total asking price is €419,000. The advertised price does not include taxes or any expenses associated with the purchase transaction that, under current legislation, are payable by the buyer. In this case, the applicable tax is the Property Transfer Tax (ITP). Notary fees and Land Registry costs are also excluded from the sale price. The property has a valid Energy Performance Certificate available. A Certificate of Occupancy (Cédula de Habitabilidad) is also in place under reference number CHB03445516\*\*\* and will be made available upon request to any interested party. AICAT Registration Number 13225 and API Registration Number 4089 are displayed in accordance with the applicable legislation. Large Property Holder Status: No.

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