

€338,000 Apartment - For sale

## Excellent modern 3-bedroom apartment for sale in El Clot, Barcelona

Spain » Barcelona » Barcelona City » Gràcia » 08026

<b>3</b>	<b>2</b>	<b>99m<sup>2</sup></b>	<b>5m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Garden



**Contact us today for more information or to arrange a viewing**

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**3** Bedrooms  
**2** Bathrooms  
**99m<sup>2</sup>** Floorplan  
**5m<sup>2</sup>** Garden

### OVERVIEW

## Modern, fully furnished and equipped apartment of 99 m<sup>2</sup> for sale in El Clot, Barcelona.

Modern apartment of 99 m<sup>2</sup> located in a building in very good condition with a lift. It is located in the Clot area, 1 minute from the Clot metro station (L1), and 3 minutes from the beautiful Carrer Rogent.

The apartment has a corridor dividing it into a day area, with a living-dining room and kitchen (equipped with fridge, dishwasher, ceramic hob and oven) and a sleeping area, with the bedrooms and bathrooms. It consists of 2 double bedrooms with fitted wardrobes, 1 is a 12.5 m<sup>2</sup> suite with a complete private bathroom, and the other is a double with of 9 m<sup>2</sup>. It also has a single bedroom of 6 m<sup>2</sup> and a toilet. There is a small interior patio-gallery with space and installation for a washing machine. Both the living-dining room and the 2 double bedrooms have a hot / cold air conditioning pump.

The property has some new aluminum joinery, including the shutters, while the rest has the restored original woodwork. The property combines natural oak flooring in areas such as the dining room and bedrooms, and beautiful porcelain tiles with hexagonal shapes for areas such as bathrooms and kitchen.

All installations, both electric and plumbing, are new. The hot water works with an electric boiler.

This fantastic apartment comes fully furnished and equipped with appliances, ideal for families or investors.



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Garden, Lift, Wooden flooring, Natural light, Transport nearby, Renovated, Pet-friendly, Interior, Heating, Exterior, Equipped Kitchen, Built-in wardrobes, Air conditioning

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