

Camp d'en Grassot - Gràcia nova, Barcelona

REF. VB2304017

# Renovated apartment for sale in Gracia Nova

## Features

Surface

**45 m<sup>2</sup>**

Bedrooms

**2**

Bathroom

**1**

✓ Views

✓ AACC

Price

**260,000 €**



**Exterior floor, with natural light all day, renovated, 45mts very well distributed located in a very quiet neighborhood in the Plaza Joanic area.**

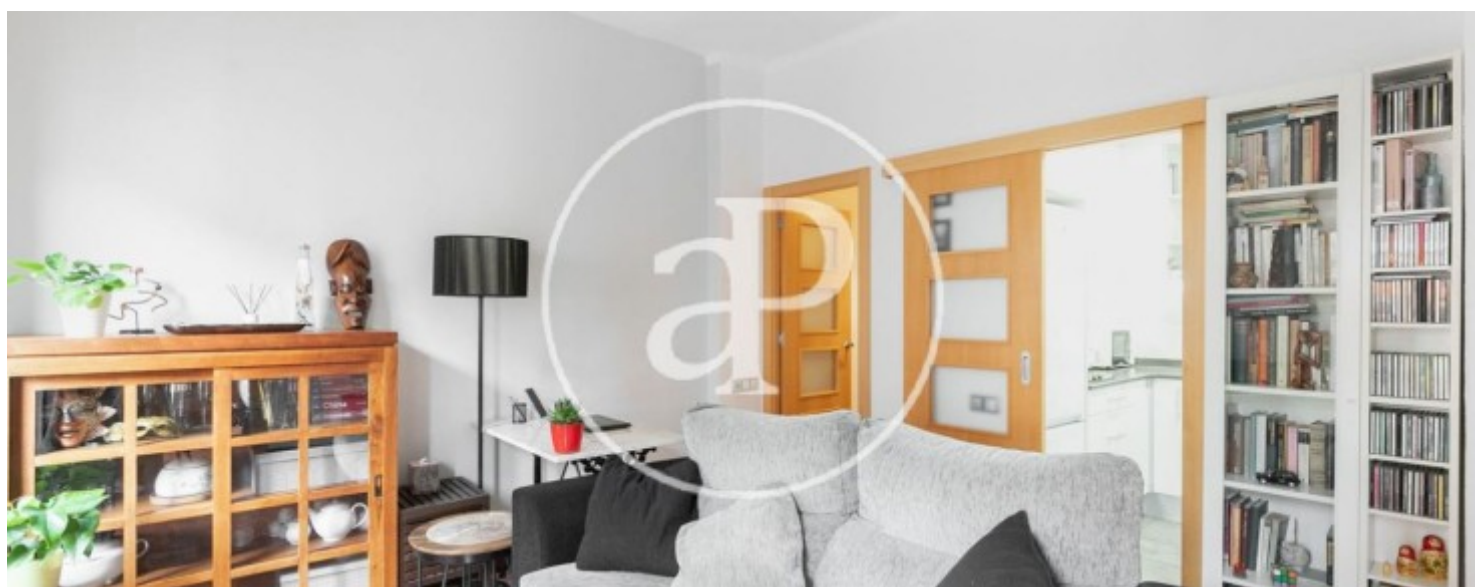
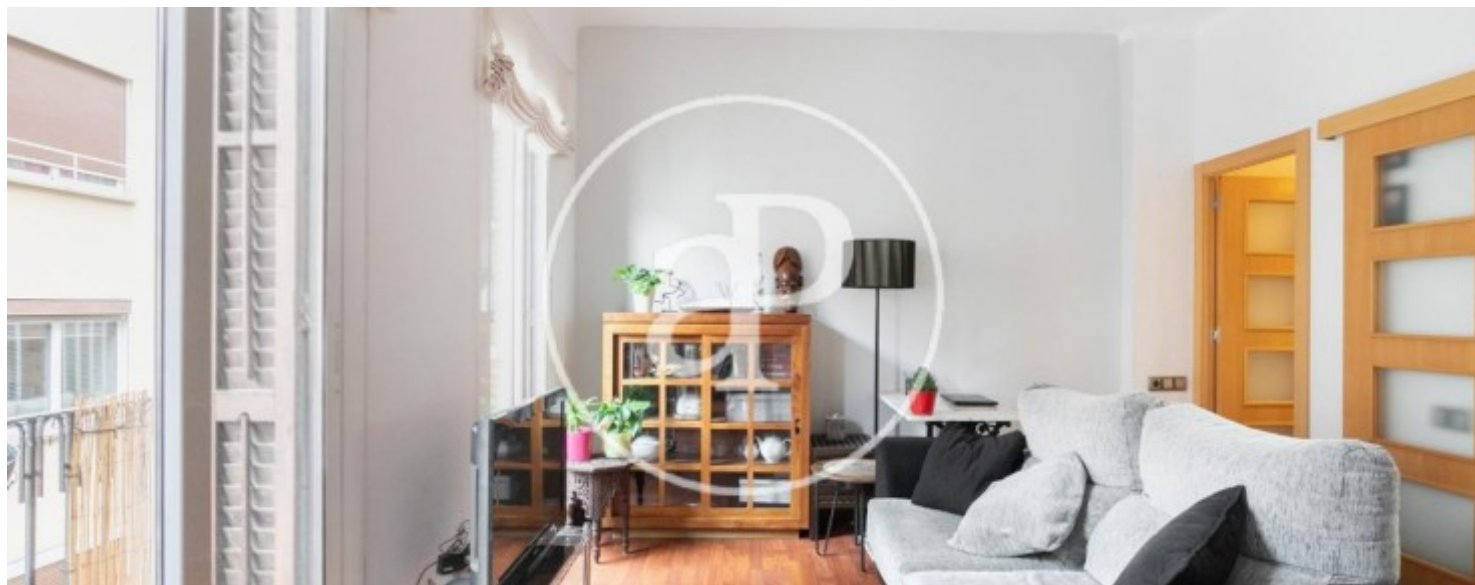
The house is located on the second floor of a 1940 building WITHOUT ELEVATOR. Being Southwest facing, the house receives a lot of natural light all day. It is distributed from the hall in a large bright living room with two large windows to the outside. It has two bedrooms, one of which is a double with a built-in wardrobe and access to the outside balcony and the second bedroom also with a built-in wardrobe. The full bathroom has a shower box and a window. The kitchen is complete with plenty of storage space, an

exterior window and a built-in washing machine. The house has aluminium windows with double glazing. Parquet floors. Air conditioning hot/cold. Hot water by a gas heater. The soundproof wall towards the neighbouring house. Lots of storage space. The flat is ready to move into. The technical inspection of the building was passed, we have plans, habitability certificate and energy certificate. Its location is unbeatable, it is very well connected by public transport (metro L4 Joanic, Alfonso X) and buses as well as bike lanes. If you are looking for a quiet apartment, full of natural light,...

**Contact us,**  
we will be happy to assist you,  
to offer you more details and information.

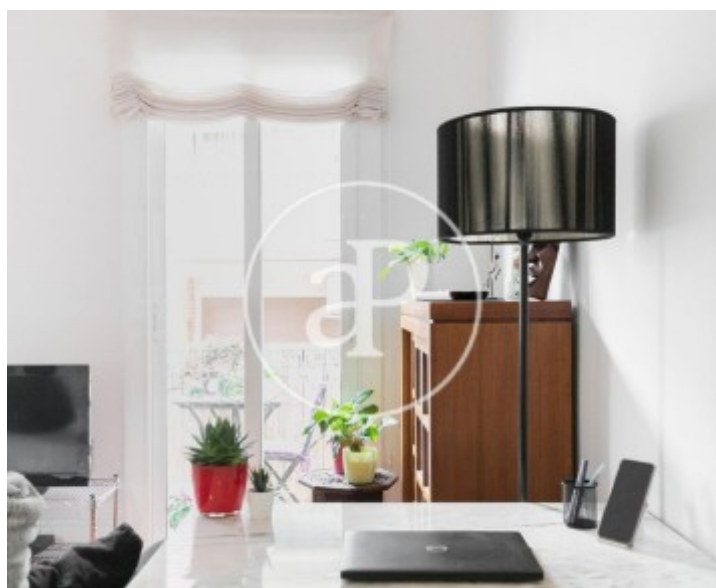
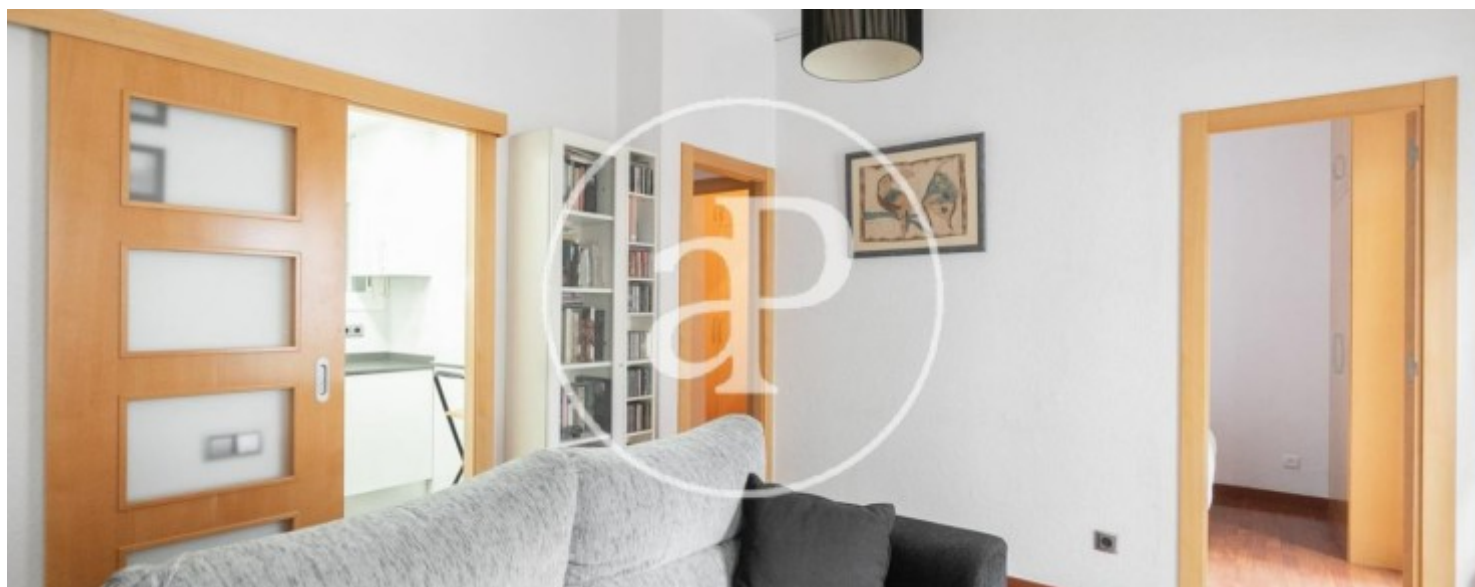
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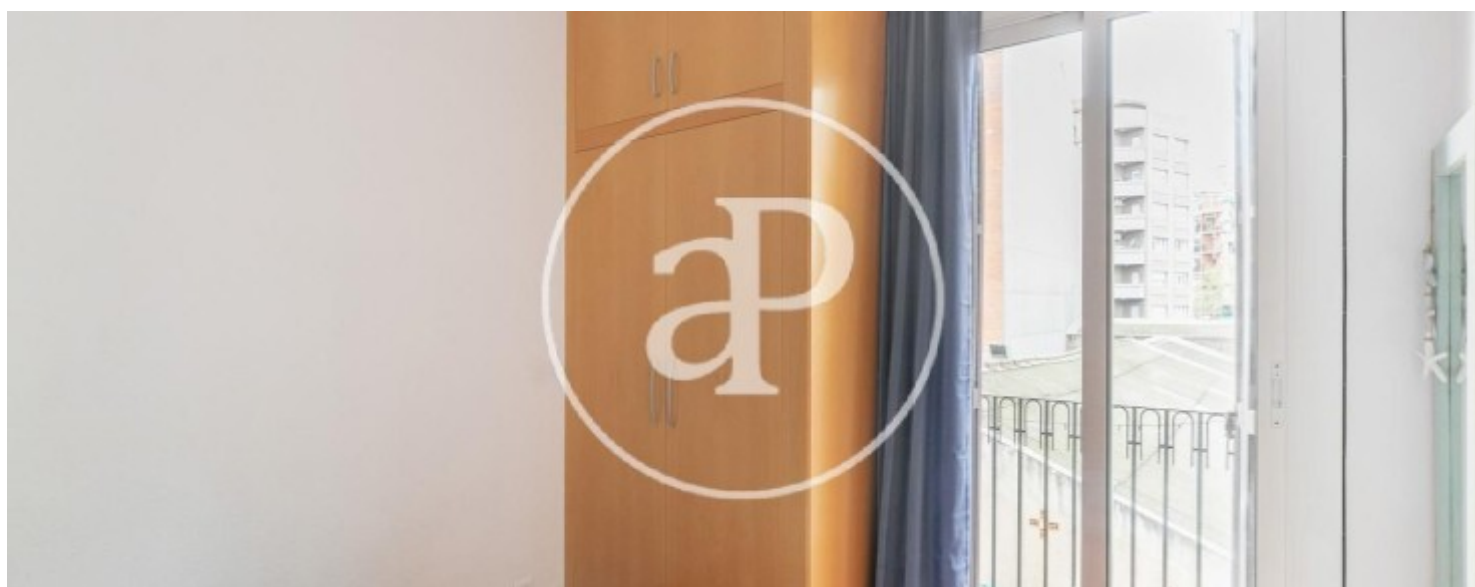
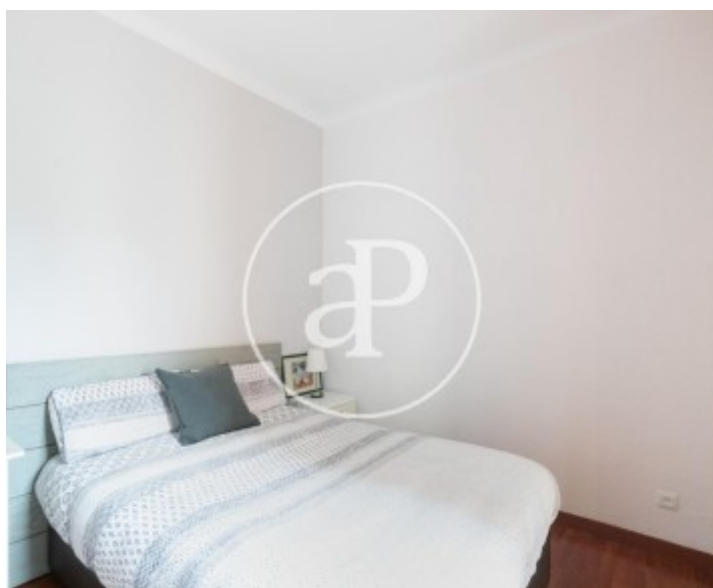
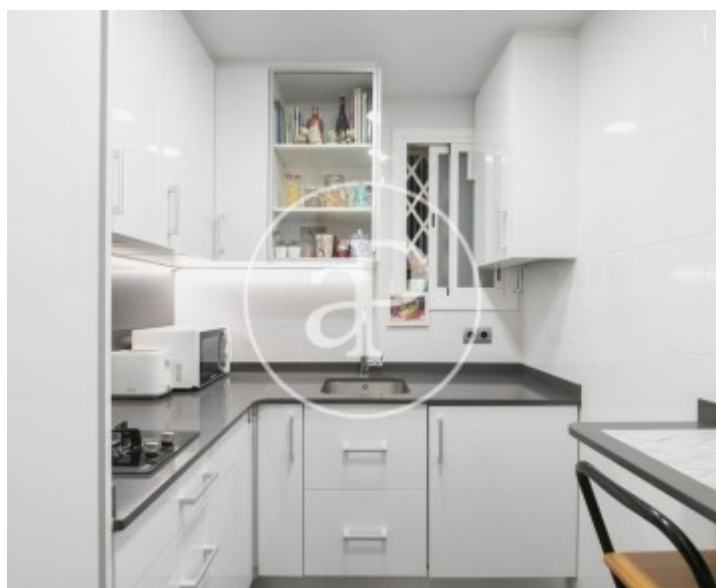
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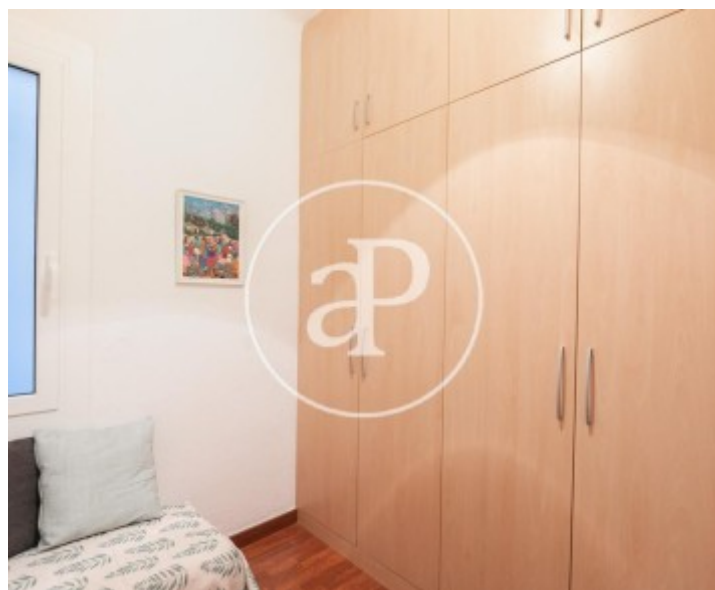
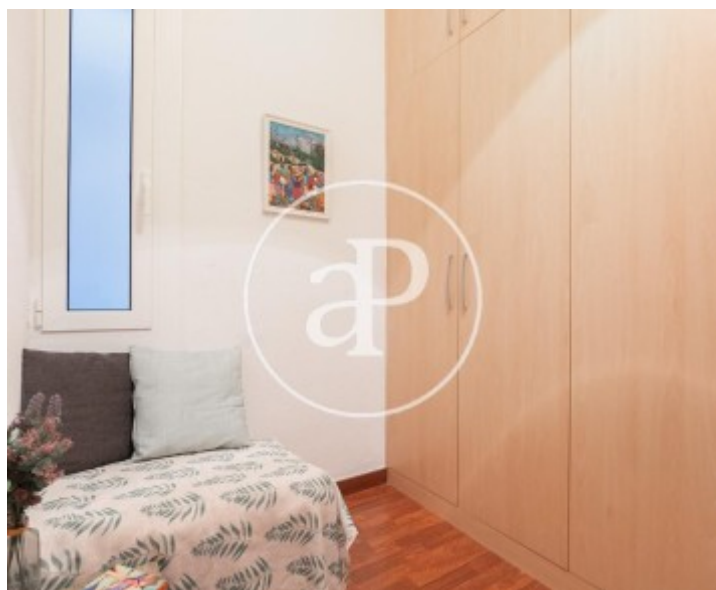
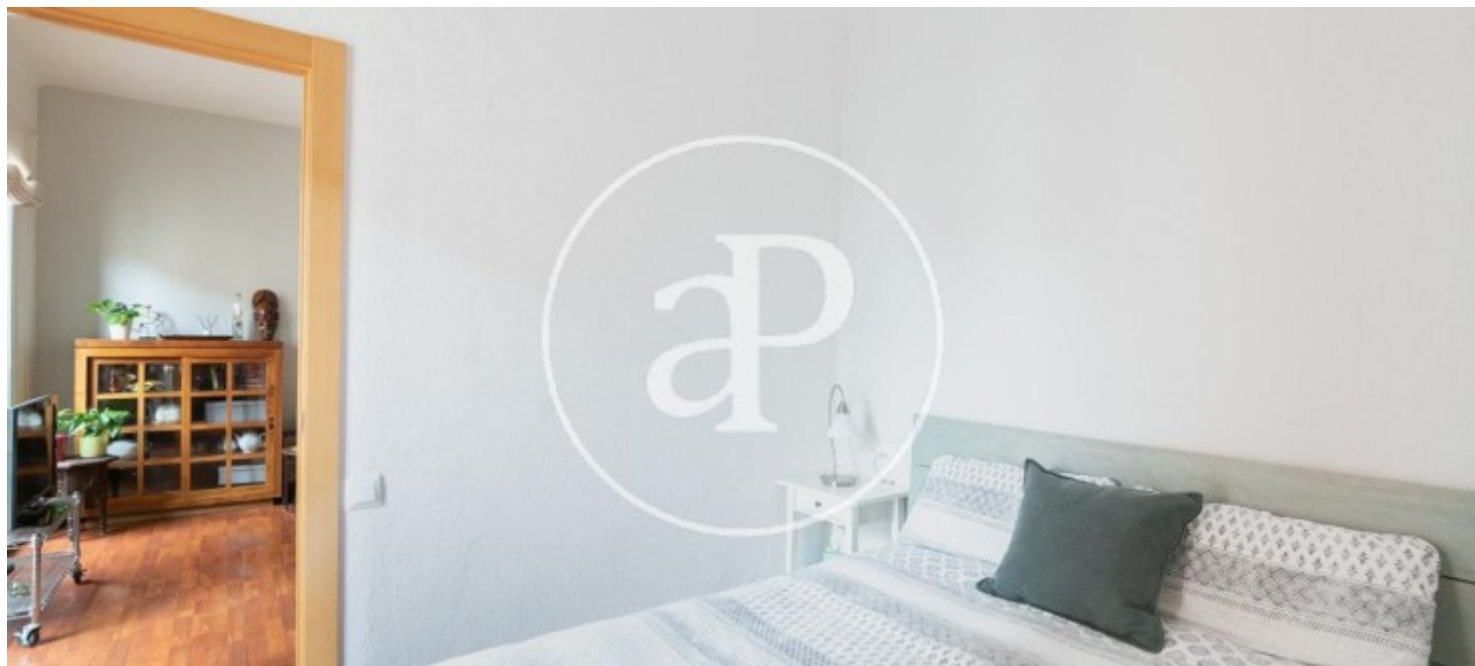
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For **more information** or  
to make an appointment

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