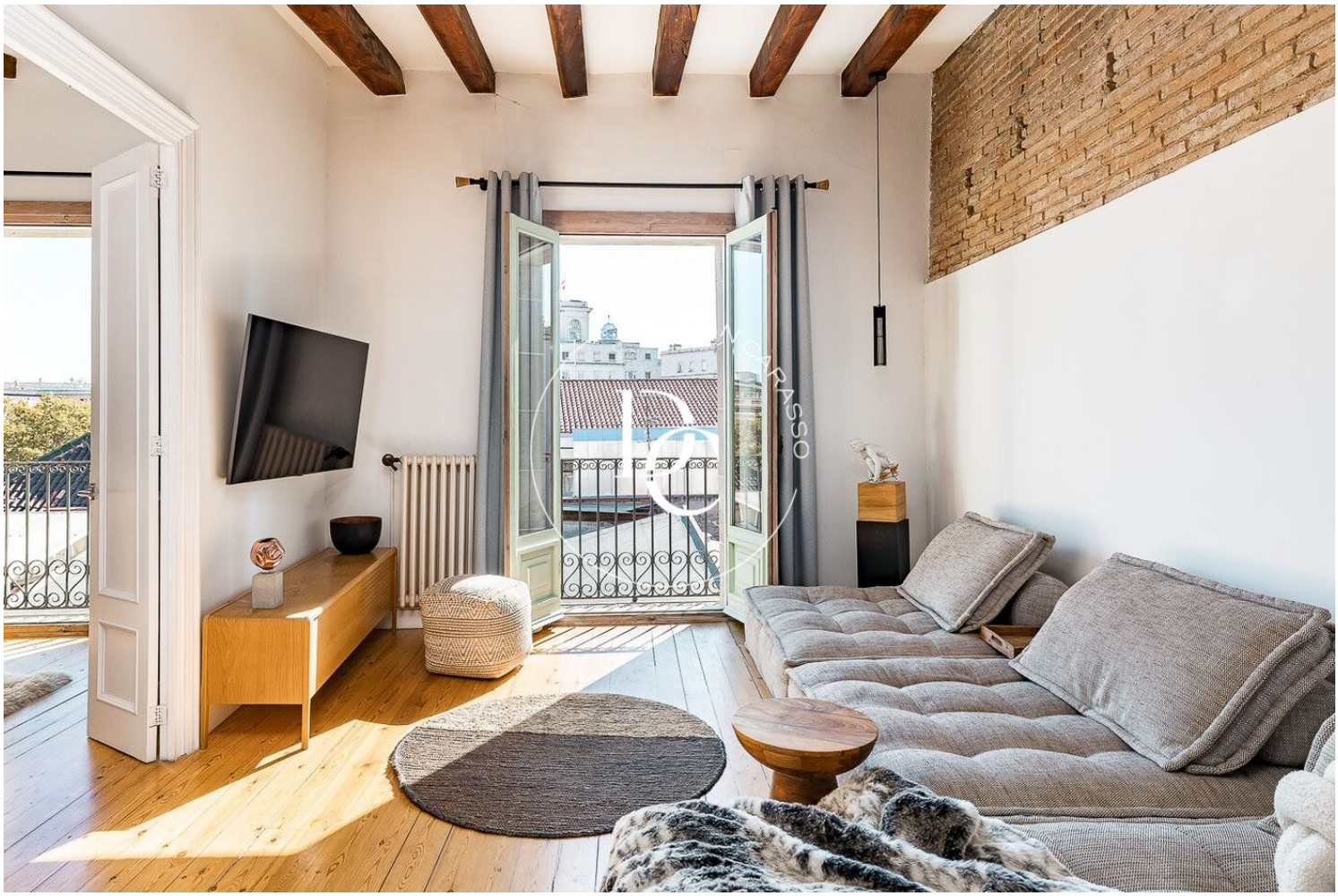
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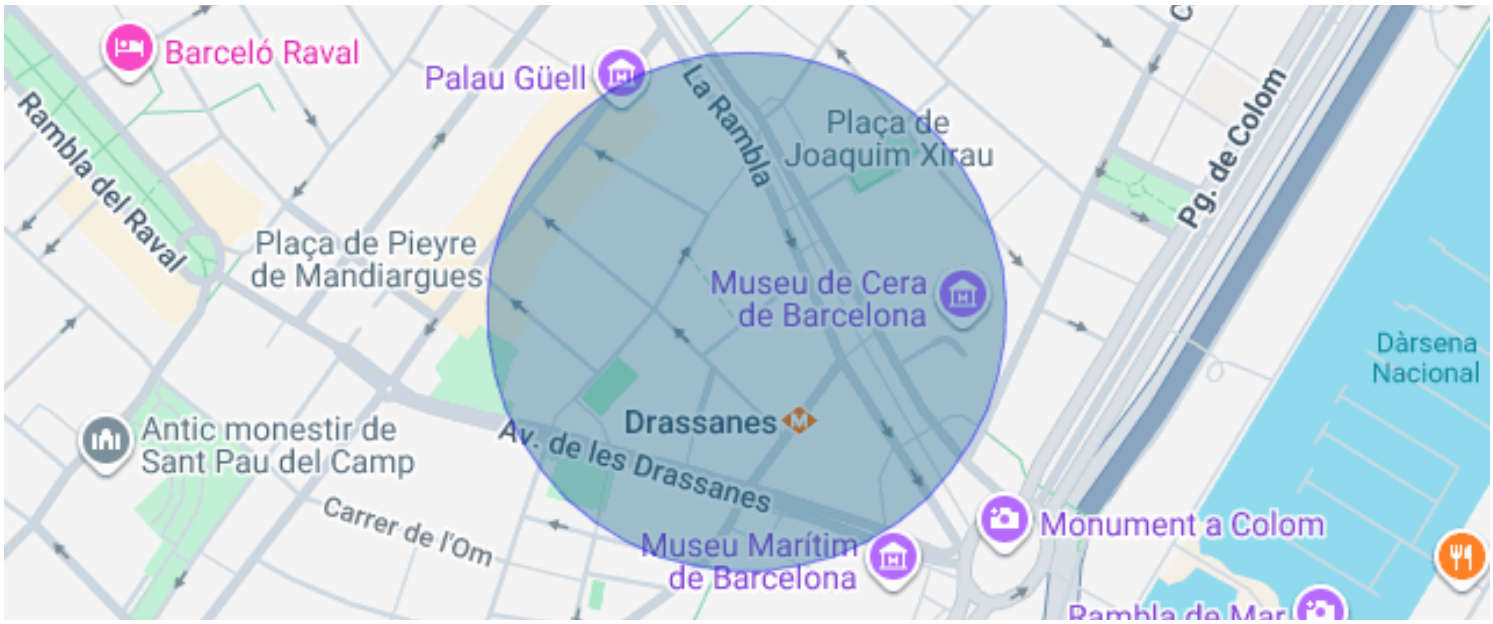


# RENOVATED FLAT WITH TWO KITCHENS FOR SALE NEAR DRASSANES, EL RAVAL

El Gòtic / Barcelona

| | |
|---|---|
| **Price** | **€585,000** |
| Sur. built | 97 m² |
| Sur. util | 90 m² |
| Bedrooms | 2 |
| Bathrooms | 2 |
| Energy classification | E |
| Energy performance index | 117.00 kw h/m² year |
| Emissions rating | E |
| Emissions | 24.00 co/m² year |
| Year of construction | 1900 |
| Floor | 3 |
| Actual floor | 4 |

- ✓ Air conditioning
- ✓ Views
- ✓ Furnished
- ✓ Outside
- ✓ Heating
- ✓ Lift
- ✓ Balcony




## El Gòtic / Barcelona

Renovated, furnished 97 m² flat with views, two bedrooms and two bathrooms on Santa Mònica street, just a few metres from Les Drassanes.

Dating from 1900 and served by a lift, the building retains the character of old Barcelona. The flat sits on an exterior third floor (the fourth level in real terms), and the renovation makes the most of the original materials: exposed timber beams, exposed brick walls, wooden floors and glazed wooden doors. Wrought-iron balconies draw light deep into the rooms.

The layout is arranged around two living areas, each with its own kitchen. In the first, the sitting room with balcony opens onto a dining area and a white kitchen with a wooden worktop. Alongside are a double bedroom with balcony and desk, a walk-in wardrobe and a bathroom with shower and an exposed brick wall. The second area has a living-dining room with balcony, a separate fitted kitchen, a second double bedroom and a bathroom with a mosaic-tiled shower. Living, work and guest spaces can therefore be kept apart.

From the building's roof terrace, open views stretch across the rooftops and the surrounding trees.

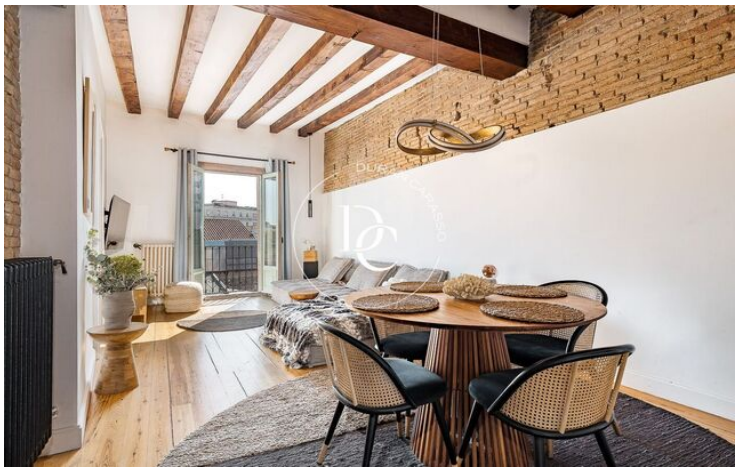
The flat has air conditioning and radiator heating, and is sold furnished.

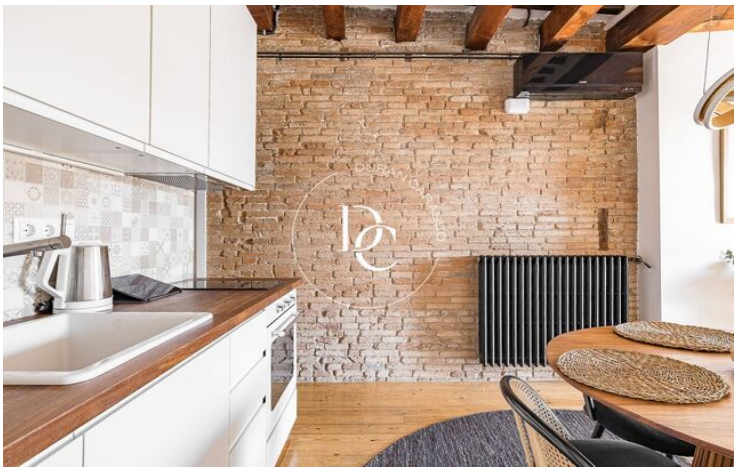
Santa Mònica street lies next to the port and the historic centre, with their cultural, shopping and dining scene within easy walking distance.

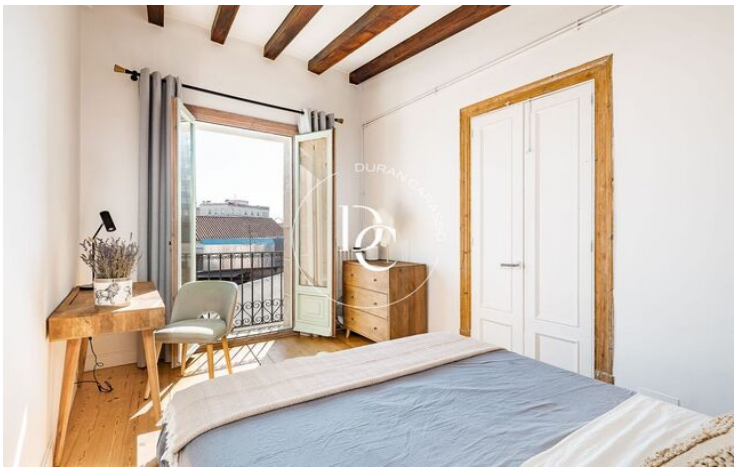
Energy certificate: consumption E, emissions E.

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## Contact us if you want more information or to arrange a viewing.

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