Durán Carasso
GRUPO INMOBILIARIO

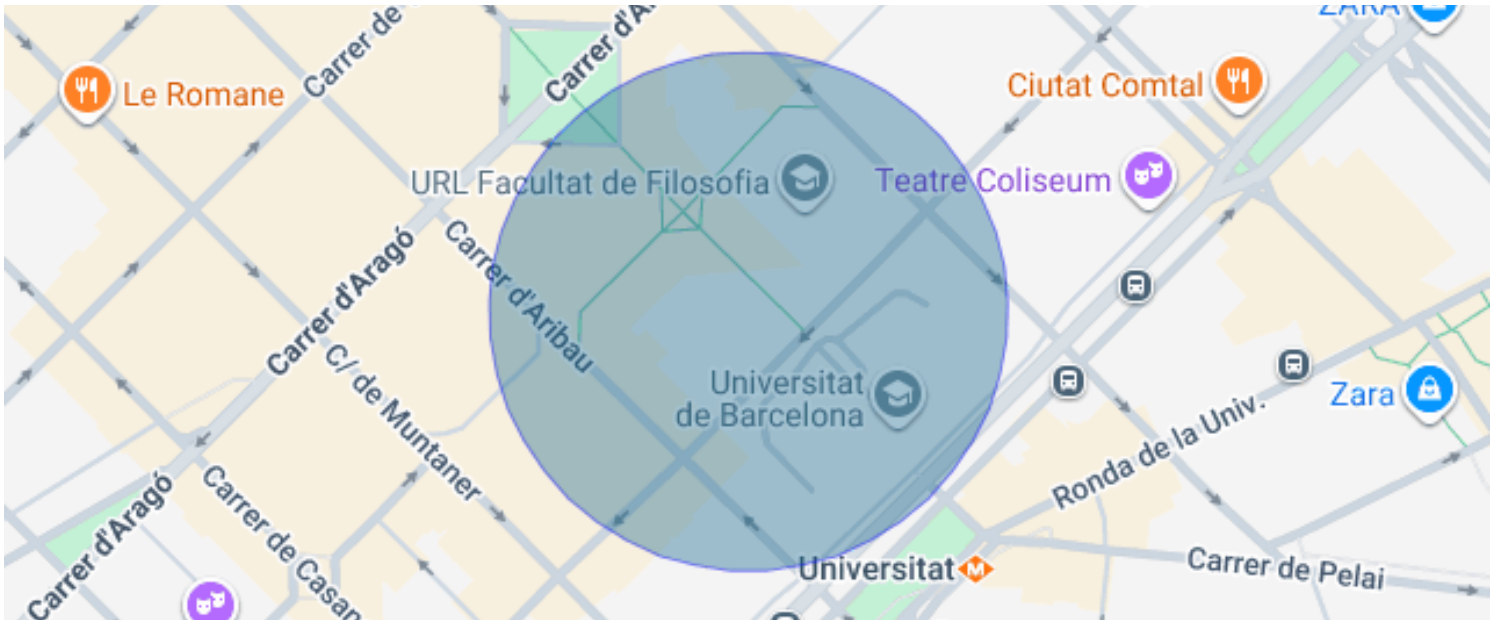


CHARMING APARTMENT IN EIXAMPLE ESQUERRA

L´Antiga Esquerra de l´Eixample / Barcelona

Price	€675,000
Sur. built	88 m²
Sur. util	75 m²
Bedrooms	2
Bathrooms	2
Energy classification	E
Energy performance index	150.00 kw h/m² year
Emissions rating	E
Emissions	31.00 co/m² year
Year of construction	1900
Floor	pr

- ✓ Heating
- ✓ Furnished
- ✓ Outside
- ✓ Lift
- ✓ Balcony



L´Antiga Esquerra de l´Eixample / Barcelona

In one of the most emblematic areas of Eixample Esquerra, on the well-known Enrique Granados street, we find this magnificent 82 m² property located in a classic building dating back to 1900. It is a home full of architectural charm, preserving its original features, such as the hydraulic tiled floors. It stands out for its excellent location in the very heart of Barcelona, on a semi-pedestrian street.

The property offers a very well-balanced and functional layout. The day area consists of a cosy living-dining room, characterised by its high ceilings with Catalan vaulted ceilings, which provide spaciousness, personality and a very special charm to the space. This area also stands out for its brightness and its access to a pleasant balcony, ideal for enjoying natural light and the urban surroundings.

The kitchen is independent, practical and well organised, designed for everyday comfort. From this area there is access to a utility/laundry space, providing a very useful additional area for storage and household tasks.

The night area is clearly separated and consists of two exterior double bedrooms. Both rooms face a quiet interior courtyard, ensuring a peaceful and relaxed environment away from city noise. Both bedrooms have access to a pleasant terrace-patio, a highly valued outdoor space that enjoys excellent sunlight and abundant natural light throughout most of the day.

The property perfectly combines the charm of classic architecture with modern functionality, maintaining original details that give it character without compromising comfort.

Its location is unbeatable, surrounded by all kinds of shops, services, restaurants and excellent public transport connections, allowing you to fully enjoy life in one of Barcelona’s most sought-after neighbourhoods.

A unique opportunity for those looking for a home with personality and charm in the heart of Eixample Esquerra.



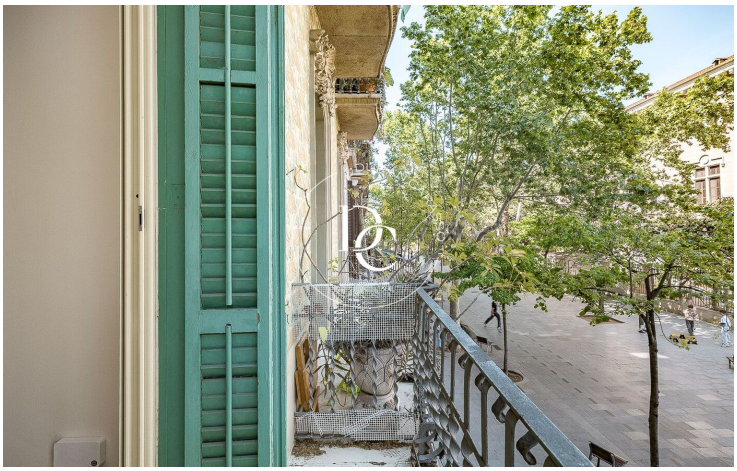







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Contact us if you want more information or to arrange a viewing.

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