

## CHARM, LIGHT, AND COMFORT IN THE HEART OF GRÀCIA

Vila de Gràcia / Barcelona

### Price

€415,000

Sur. built	71 m²
Sur. util	60 m²
Bedrooms	3
Bathroom	1
Energy classification	E
Energy performance index	182.00 kw h/m² year
Emissions rating	E
Emissions	38.00 co/m² year
Year of construction	1962
Floor	2

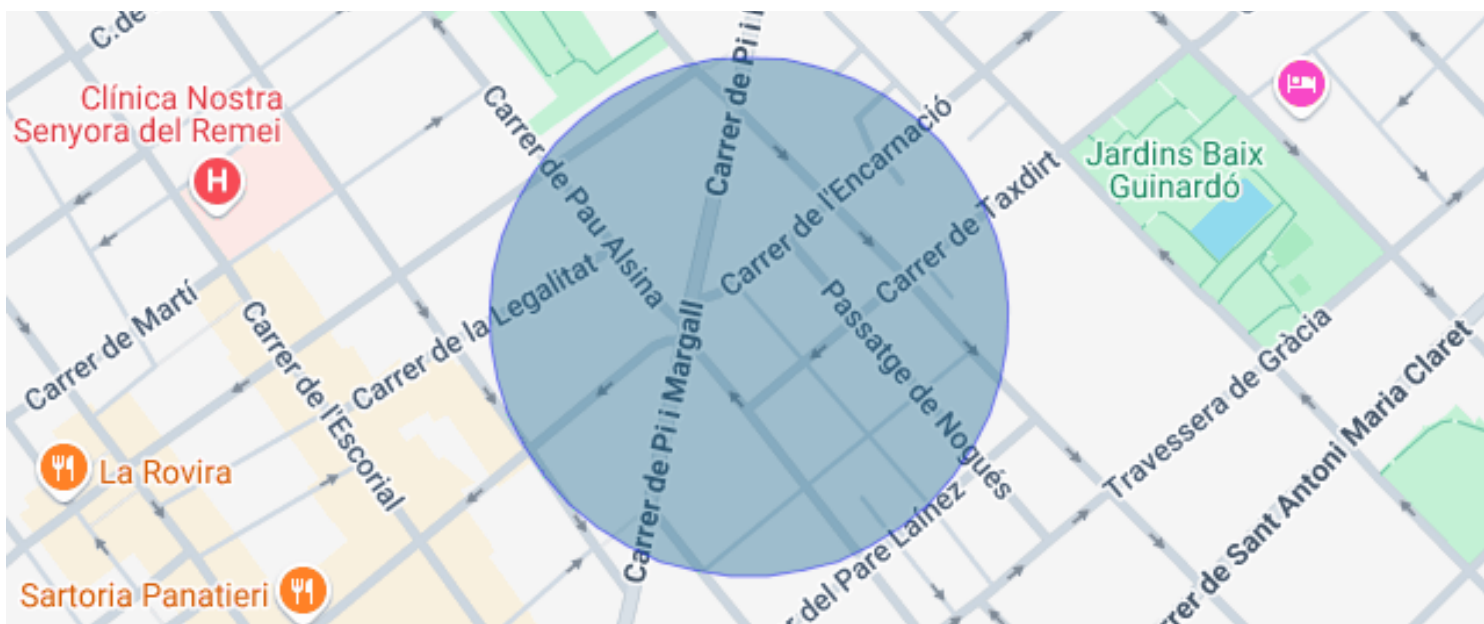
✓ Air conditioning

✓ Lift

✓ Outside

✓ Heating

✓ Built in closets



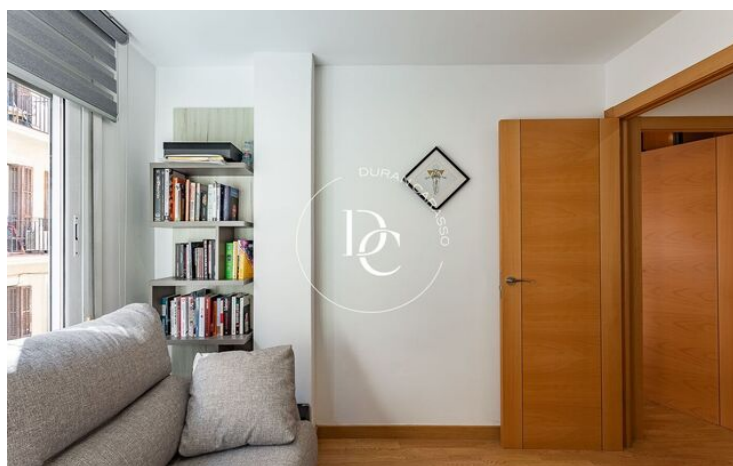
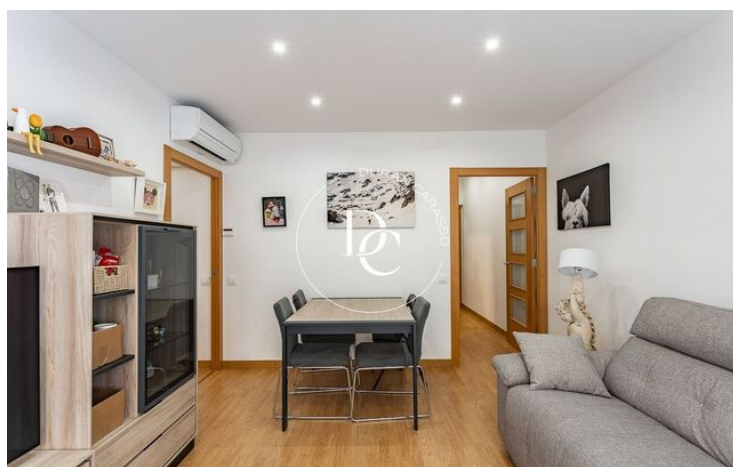
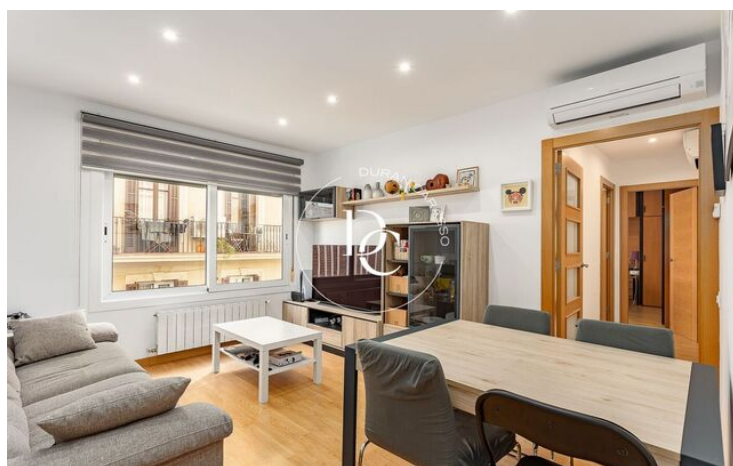
## Vila de Gràcia / Barcelona

Located in one of Barcelona's most authentic and vibrant neighborhoods, this 3-bedroom apartment is a rare opportunity for those looking to move in without the need for renovations. The property features two spacious exterior double bedrooms, one single room, a full bathroom, an independent kitchen, and a practical laundry area.

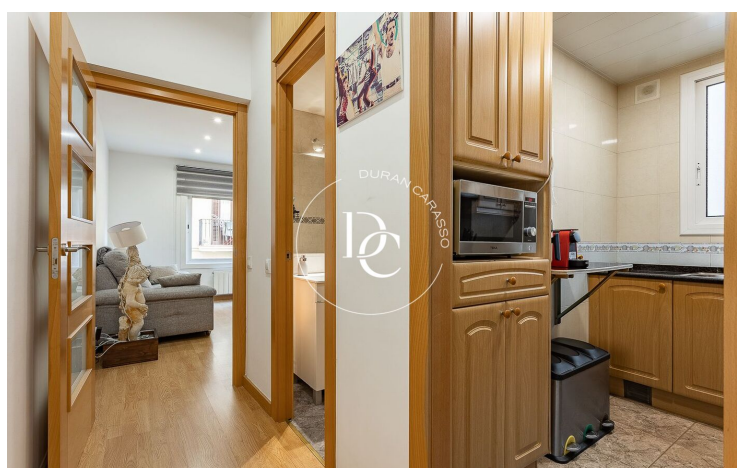
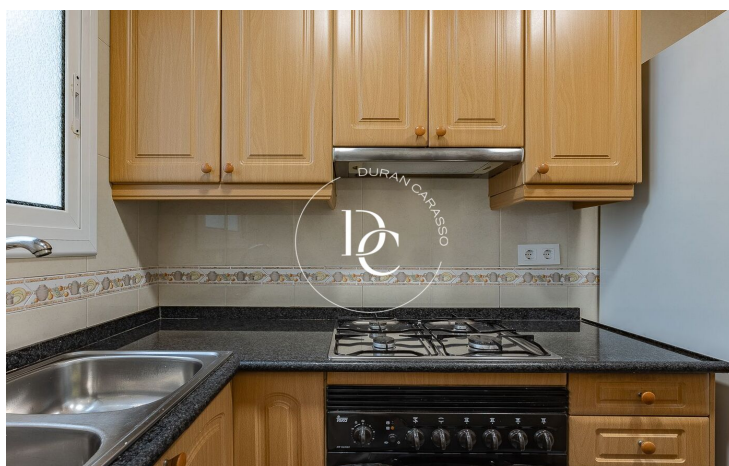
The apartment is in excellent condition, with parquet flooring throughout, gas radiator heating, and two air conditioning split units for year-round comfort. The building has an elevator and has recently passed the Technical Building Inspection (ITE) successfully.

Gràcia offers a perfect mix of neighborhood life, culture, green spaces, and a unique culinary and shopping scene. Well connected to the rest of the city, it's ideal for both families and young professionals.









The data of each property is not part of an offer or a contract. Statements made by Durán Carasso Grupo Inmobiliario, verbally or in writing, regarding the property, its condition, or its value, should not be considered accurate or factual. The photographs only show specific parts of the property as they were at the time they were taken. The dimensions, areas, and distances provided are approximate and should be verified by the client. Computer-generated images are only an indication of the possible appearance of the property and may change at any time. Information regarding a property is subject to change at any time.

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