



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

Vila de Gràcia / Barcelona

### Price

€415,000

Sur. built	77 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

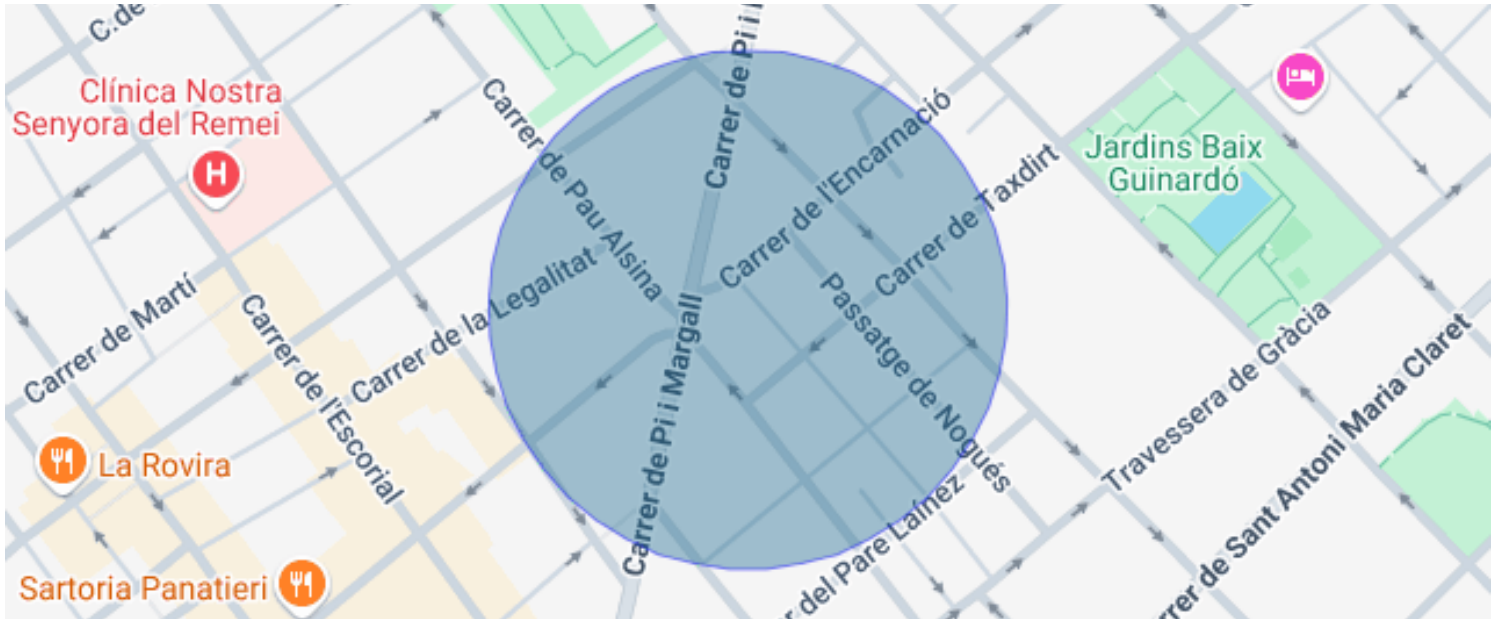
✓ Air conditioning

✓ Lift

✓ Outside

✓ Heating

✓ Built in closets



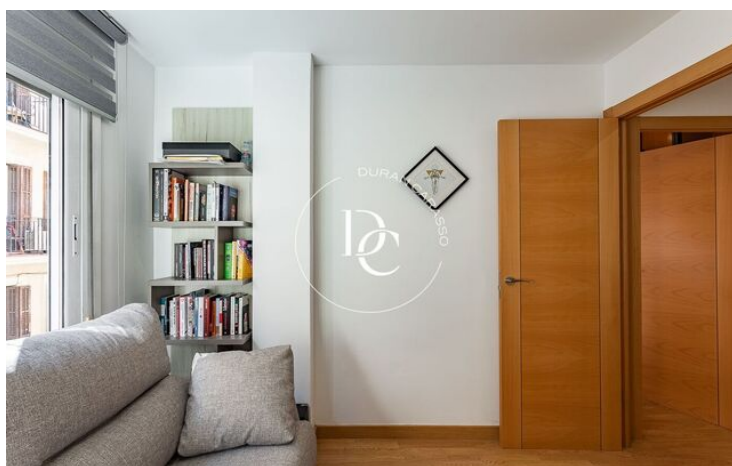
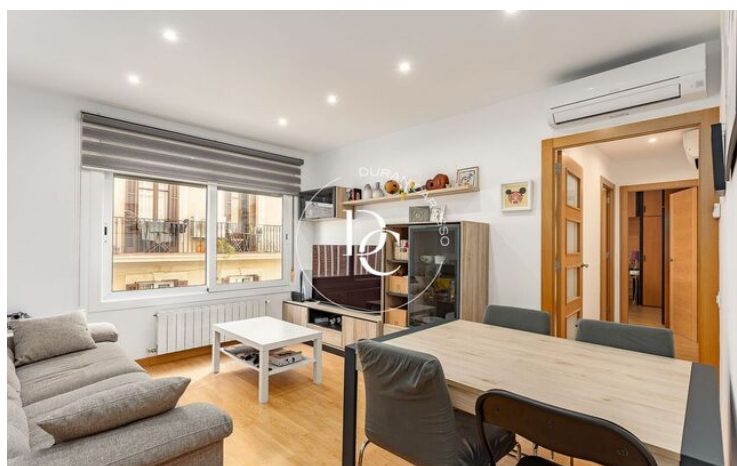
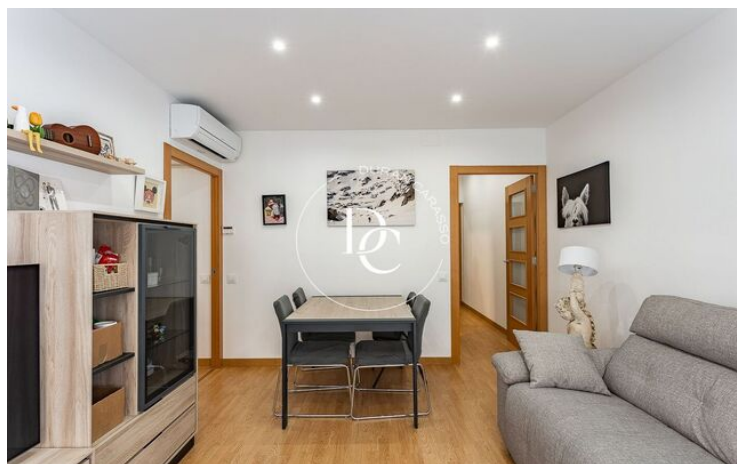
## Vila de Gràcia / Barcelona

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.

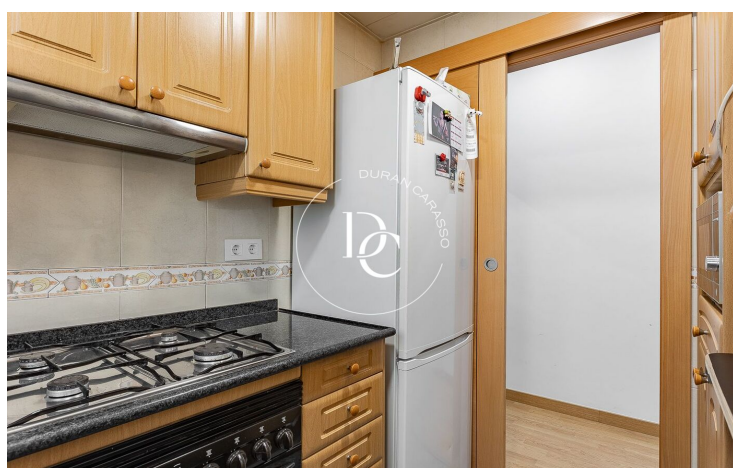
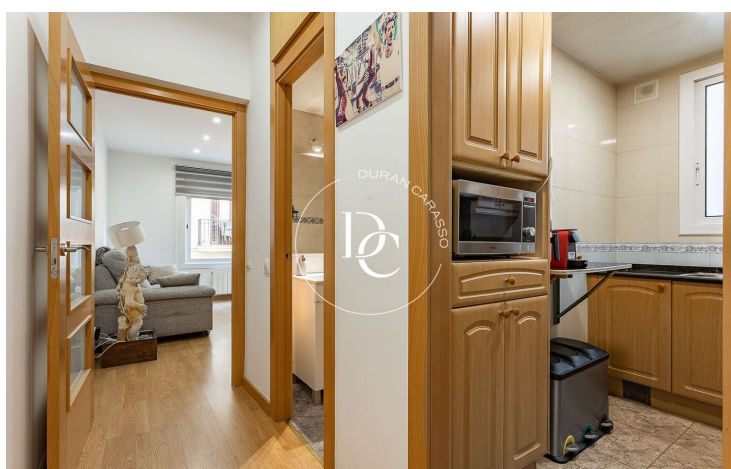
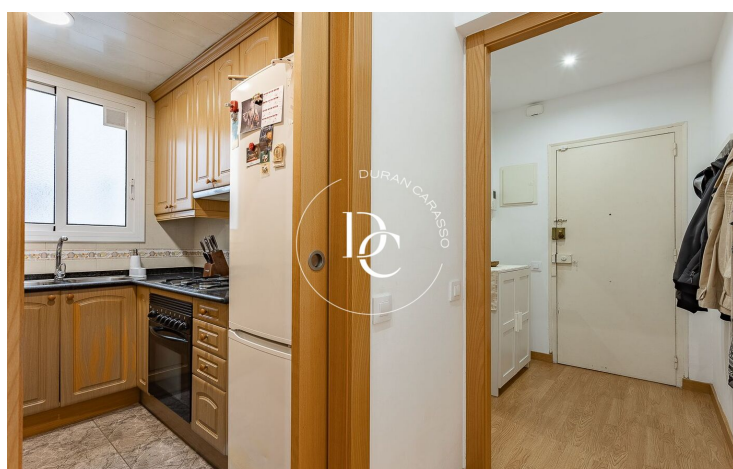
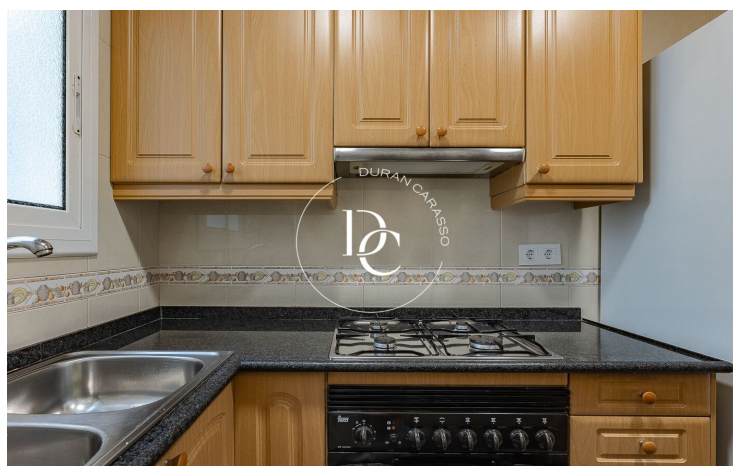
The apartment is in excellent condition, with parquet flooring throughout, gas radiator heating, and two air conditioning split units for year-round comfort. The building has an elevator and has recently passed the Technical Building Inspection (ITE) successfully.

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.









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