



REF: GVAD032

## Magnificent ground floor with terrace of 120 m2 in Sarria

Barcelona, Sarrià - sant gervasi

Magnificent ground floor with terrace of 120 m2 in Sarria

It is a furnished ground floor of 100.62 m2 built and 82.10 m2 useful.

Upon entering the house, we find stairs that lead us to a bright living room with direct access to the terrace. The kitchen, open and fully equipped, is harmoniously integrated into the same space. The 3 bedrooms are double and exterior, and also have access to the terrace. In addition, there is an open office that provides an additional space to work or study.

It has 2 full bathrooms, one of them with a separate sink. As for the details and finishes, we highlight video intercom, parquet floors, aluminum exterior carpentry and interior woodwork. The heating is by gas radiators, while the air conditioning is distributed by ducts and splits, allowing an individualized control of the temperature by independent wall thermostats for each room.

We highlight in the large terrace a shed that houses the water area equipped with washing machine, dryer, boiler and storage space.

In addition, included in the price is access to a parking space for a large car, which is located on the same property.

The location of this first floor is unbeatable, as it is very close to the Catalan railroad stop, buses and with easy access to the roads in and out of the city. In addition, it has all kinds of neighborhood stores, parks, hospitals and everything you need to live comfortably. This is a contract for use other than as a permanent residence.

The Agency fees are borne by the lessee since the dwelling is for use other than habitual residence, being these

in this case 10% of an annuity of the agreed rent, plus the corresponding VAT in force. The taxes corresponding to the rental, specifically the ITP, are also paid by the lessee.

If you are interested in this wonderful offer, you can get in touch by calling or sending a WhatsApp message to the number 681162903. You can also keep up to date with the news through his Instagram account (@glover\_barcelona). Do not miss the opportunity to enjoy this magnificent ground floor with all its advantages and amenities.

## Data sheet

### Distribution

- Surface 100m2
- 3 rooms
- 2 baths
- Furnished
- Good condition

### Characteristics

- Air conditioning
- Heating
- All exterior
- Energy rating: F

### Additional Data

## Global terms

The information on this website has been provided by third parties, as merely informative and is assumed correct. Glover Barcelona does not guarantee its veracity. The offer may be subject to inaccuracies, errors, unintentional omissions, price changes and / or withdrawal from the market without prior notice. The taxes corresponding to the rent, in particular the ITP are also at the expense of the lessee. Other particular conditions, such as duration, bond, guarantees, consumptions / supplies or community expenses when they exist, will be agreed and specified in each specific case.

### Map:

<https://www.google.com/maps/@41.3989,2.11987,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-magnificent-ground-floor-terrace-120-m2-sarria-627>











