



REF: GVVEP3638

## **3-bedroom, 3 bathrooms exterior flat with terrace in Sarrià Sant Gervasi.**

Barcelona, Sarrià - sant gervasi

3-bedroom, 3-bathroom exterior property with terrace in Sarrià Sant Gervasi.

Glover Barcelona is very proud to offer you this magnificent property totally exterior, with large windows and a space of 180 m<sup>2</sup> built inside to reform. We highlight a very pleasant terrace in the living-dining area. The cadastral area including the common elements is 248m<sup>2</sup>.

The property is accessed via a large entrance hall. The living area comprises a spacious lounge-dining room with fireplace and a large kitchen with utility room, ironing area and pantry.

In total, the property has 5 bedrooms: a suite with full bathroom, two double bedrooms and a large single bedroom, all with built-in wardrobes and sharing a second full bathroom. Finally, there is a maid's room with en-suite bathroom and shower.

The property also has a service entrance and a gas radiator heating system. Split air conditioning in the living-dining room and the suite. Parquet flooring.

The price also includes a parking space for one car and another for a motorbike, as well as a storage room inside the same building.

The building in which this property is located has a main lift and a service lift, as well as a small, quiet

communal area.

The location is unbeatable, with excellent FGC and bus connections, as well as proximity to Barcelona's most prestigious schools. For those looking for quality living in one of the best areas of the city, this property is the ideal choice.

For more information and details on this extraordinary property, please contact us by WhatsApp at +34681162903 or give us a call. You can also follow us on our Instagram (glover\_barcelona). Don't miss the opportunity to live in a unique piece of Barcelona!

## Data sheet

### Distribution

- Surface 180m2
- 5 rooms
- 3 baths
- To reform

### Characteristics

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

### Additional Data

- Lift
- Community expenses: 366,67 €/Monthly
- IBI expenses: 169,97 €/Monthly

## 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 expenses and taxes of transmission of the property, VAT or ITP, Notary and Registry are borne by the buyer. Agent fees are borne by the seller.

### Map:

<https://www.google.com/maps/@41.3988,2.13281,16z?hl=en>

### Link:

<https://www.gloverbarcelona.com/en/properties/barcelona-sarria-sant-gervasi-3-bedroom-3-bathrooms-exterior-flat-terrace-sarria-sant-gervasi-693>









