



## Sors / Vila de Gràcia

Vila de Gràcia / Barcelona

€189,000

I love Vila de Gràcia, like a small village in the middle of the city. And here, in this little village-like area, we find this studio that will be ready by the end of January. These renderings give us a small glimpse into the future of this beautiful space.

This ground-floor studio DOES NOT HAVE A CERTIFICATE OF HABITABILITY and is currently being renovated (it will be completed by the end of January). It has 53m<sup>2</sup> of built area and will feature two bedrooms, a full bathroom, a living-dining room, and an open kitchen. The building dates back to 1970.

You'll love it!



- 46 m<sup>2</sup>
- 2 Bedrooms
- 1 Bathroom

## About Vila de Gràcia

**Vila de Gràcia**, a picturesque neighbourhood located in the **heart of Barcelona**, is a charming enclave that enchants with its bohemian ambiance and unique architecture. Its cobblestone streets and lively squares, such as **Plaza del Sol** and **Plaza de la Revolució**, are steeped in history and culture, with modernist buildings and designer shops adding a touch of elegance to the urban landscape. Surrounded by charming cafes and trendy bars, Vila de Gràcia is a paradise for leisure and gastronomy lovers, where one can enjoy a wide variety of culinary and entertainment options. **The Gardens of Passeig de Sant Joan** and the Gardens of Teatre Grec provide the neighbourhood with green areas to relax and stroll. Additionally, its excellent public transportation network, including metro and buses, makes it easy to access other parts of the city, making Vila de Gràcia an ideal place to live and explore in Barcelona. This neighbourhood is a hidden treasure that combines the best of urban life with a welcoming and charming atmosphere.



CUADRO DE SUPERFICIES

DISTRIBUIDOR	5,20 m <sup>2</sup>
DORMITORIO 1	11,24 m <sup>2</sup>
DORMITORIO 2	8,85 m <sup>2</sup>
SALÓN/COMEDOR	18,87 m <sup>2</sup>
BAÑO	3,82 m <sup>2</sup>
SUPERFICIE ÚTIL	46,98 m <sup>2</sup>



## About us

The Home Hunter is a real estate business with more than 10 years of experience and with the best properties in Barcelona, Madrid, Empordà and Andorra. We understand and sell with warm and transparency, offering a different, honest and close experience. Our vision has turned us into one of the territory's most recognised brands, we are the leaders on Instagram. Follow us on @thehomehunter\_

We are not a typical real estate business, we want to add value to the process, accompanying our client in a complete experience, where you can buy, remodel, decorate and sell with the same people. We are much more than a real estate business. We are a committed team, made up of talented people passionate about finding homes for every story. People that do everything that is possible to help you live the way you dream to. We make the real estate business feel pleasurable and efficient.

