



## Gran de Gràcia / Gràcia

Vila de Gràcia / Barcelona

€425,000

Gràcia is a neighborhood that has everything, so living there seems like a great idea to me. It is an area that, in addition to being beautiful, has apartments like this one in its buildings. It is newly renovated and ready to fill it with good times and many memories.

This first floor (second real) in Gràcia has 76.5m<sup>2</sup>, of which 74m<sup>2</sup> correspond to the apartment and 5m<sup>2</sup> to the balcony. It is renovated in 2024 and has two double bedrooms, a study, a full bathroom, a toilet, a large living-dining room with a balcony, an open kitchen and a laundry room. It has double glazed windows and air conditioning. The building dates back to 1880 and does not have an elevator.

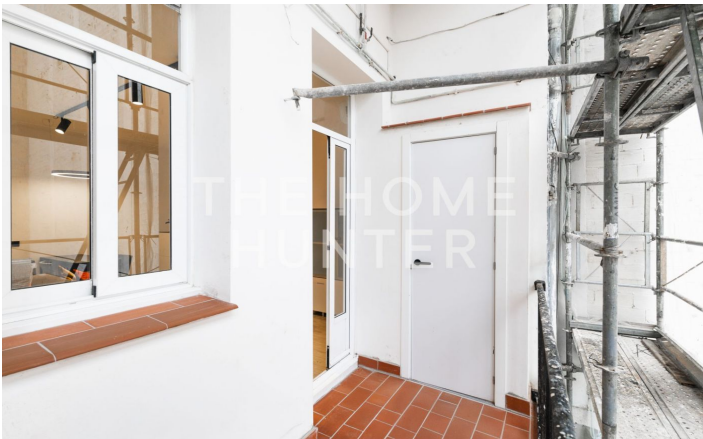
You'll love it!



- 3 Bedrooms
- 1 Bathroom
- A/C
- Terrace
- Outside

## 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.





## 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.

