

# SOSTRES / PARQUE GÜELL

El Camp d'En Grassot i Gràcia Nova /  
Barcelona

€397,000

In this building constructed in 1950, this 132 m<sup>2</sup> ground-floor apartment is hidden away — a canvas full of possibilities for those who know how to see beyond.

The property retains charming original elements such as Catalan vaulted ceilings, ceramic and terrazzo floors, and wooden windows that bring authenticity and warmth to every space. A home of the kind that is no longer made.

It is currently distributed into two clearly differentiated areas, allowing for multiple visions: a family home, a renovation project with independent spaces, or a perfect combination of living and working.

The first area features a living room with a mezzanine, ideal as a creative corner or relaxation area, one bedroom, and a full bathroom.

The second area offers three bedrooms (two spacious singles and one exterior), a second mezzanine, a separate dining room, kitchen, and another full bathroom with a walk-in shower.

With four bedrooms in total and two bathrooms, this apartment offers volume, generous square metres, and a versatile structure to reinterpret in your own way. It does need a new perspective, yes — but that is precisely where its greatest appeal lies: endless possibilities to create a unique and personal home.

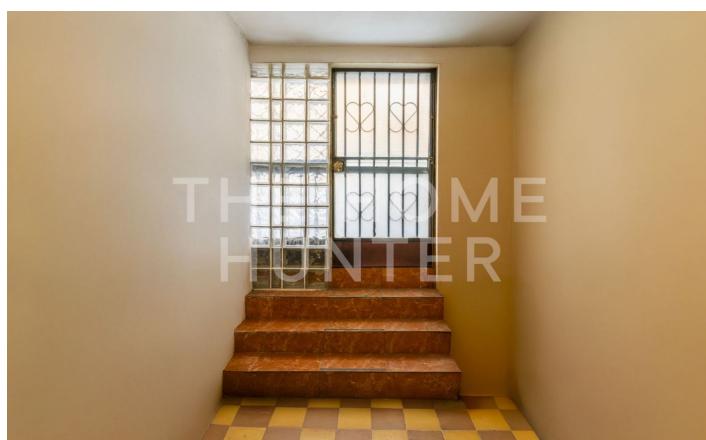
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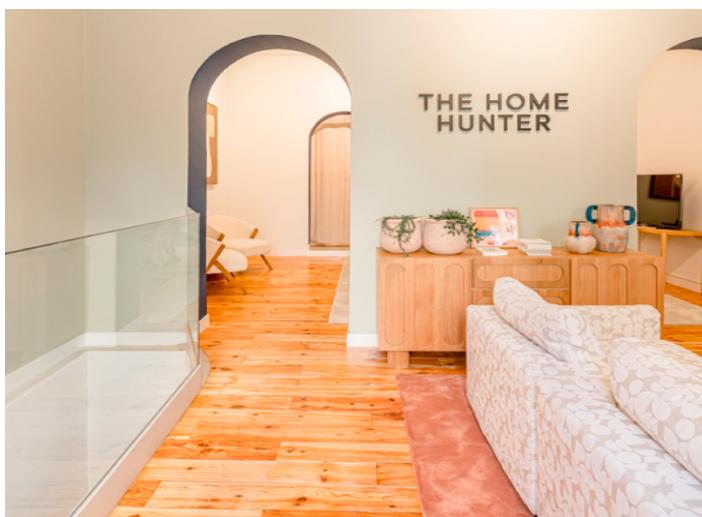


- 131 m<sup>2</sup>
- 4 Bedrooms
- 2 Bathrooms
- Outside

## About El Camp d'En Grassot i Gràcia Nova

**El Camp d'En Grassot i Gràcia Nova**, a charming neighbourhood located in the **Gràcia** district of **Barcelona**, captivates with its welcoming atmosphere and rich cultural offerings. Its tree-lined streets and tranquil squares, such as Plaça de Lesseps, provide the perfect setting for strolling and enjoying the charm of urban life. This neighbourhood, known for its modernist architecture and historic buildings, offers a wide variety of boutique shops, charming cafes, and trendy restaurants that reflect the diversity and creativity of the local community. **Apartments in El Camp d'En Grassot i Gràcia Nova** offer the opportunity of enjoying the neighbourhood. Surrounded by green spaces like Parc del Clot and Parc de les Aigües, El Camp d'En Grassot i Gràcia Nova provides a peaceful refuge in the middle of the city. Additionally, its excellent public transportation network makes it easy to access other parts of Barcelona, making it an ideal place to live and explore.





## 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.