



## Gran de Gràcia / Jardinetes de Gràcia

Vila de Gràcia / Barcelona

€1,990

Many of you were waiting for this... and it's finally here! It's no surprise that it was so well-loved because it's just so beautiful. It exudes calm and order, with those open, light-filled spaces. I could have wandered through those 154m<sup>2</sup> all day.

This principal floor (second by real height) covers 154m<sup>2</sup>. It features an entrance hall, two double bedrooms, a study or office, a living room, a dining room, an independent semi-equipped kitchen, a laundry room, and two bathrooms (one en suite). It comes with heating and air conditioning. The building, dating back to 1890, does not have an elevator. Water is included and the alarm system is optional.

You'll love it!

Ref: THH487



- 144 m<sup>2</sup>
- 2 Bedrooms
- 2 Bathrooms
- A/C
- Heating
- Lift
- Security
- 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.

