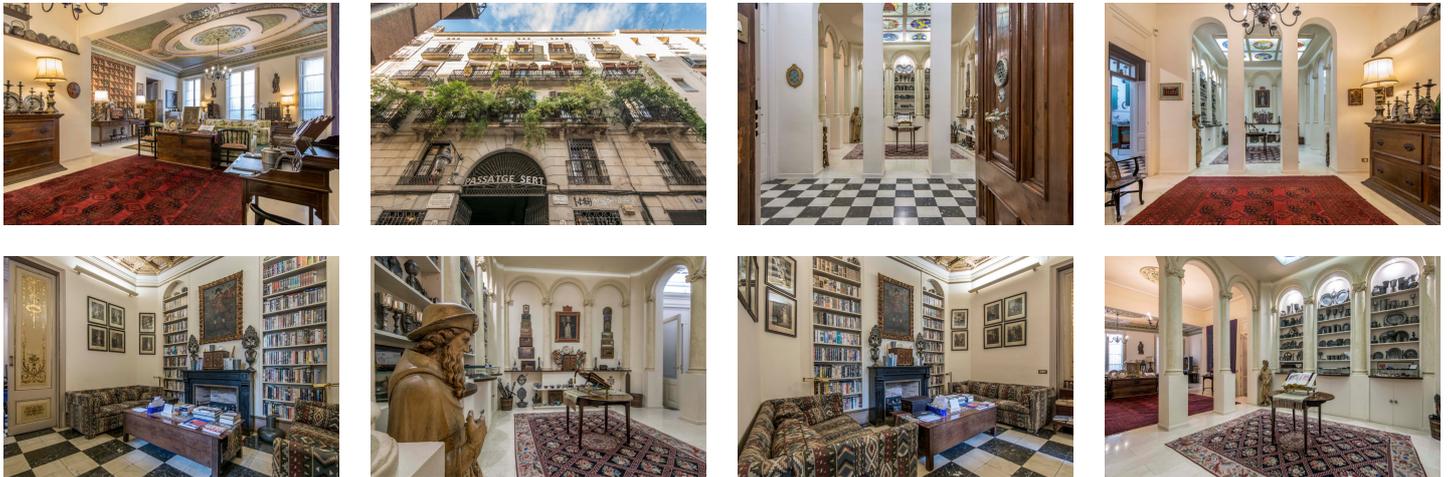


## REF: V1781-R , APARTMENT BARCELONA SANT PERE - SANTA CATERINA I LA RIBERA



### ► Features

Constructed area: **349 m<sup>2</sup>**

Useful surface: **294 m<sup>2</sup>**

Conservation  
 : **Ready to move and live**

Bedrooms: **4**

Bathrooms: **3**

I.B.I.: **1024.00**

Age: **1867**



✓ **Balcony**

✓ **Heating**

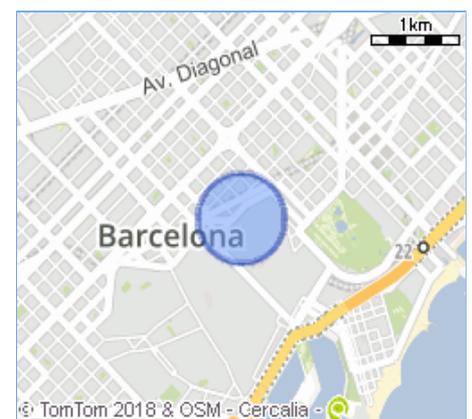
✓ **Lift**

### ► Description

Do not miss this one-of-a-kind majestic property on the second level of a building from 1867 located in the heart of Barcelona –Sant Pere, Santa Caterina and La Ribera neighbourhoods on the edge of the Eixample. This is one of the most authentic and attractive areas of the city, where history, culture and modernity fuse together. Having a coffee on a cosy square, attending a concert at the Palau de la Música or going shopping in the bohemian stores, are some of the activities available in this neighbourhood. As for the property, although it was fully refurbished in 1995, each and every original detail was preserved to make this flat a unique piece of architecture. In fact this flat was the birthplace of the world renowned painter Josep Maria Sert i Badia and the passage was named after him.

This amazing 349 m<sup>2</sup> dwelling looks out to the front on a calm pedestrian street and to the back onto the private lane which remains closed at night and week-ends. As previously mentioned it is located on the second floor of a former mansion from 1867 and has a lift.

The layout is wonderful. From the hall you access the heart of the property



divided into several areas such as the library and living-rooms. Here it is worthwhile taking a look at the details of the unique coffered high ceilings. The library boasts a fireplace which will warm you up in winter while enjoying a pleasant read. Both the library and the living areas have access to landscaped balconies. The property has four large double bedrooms connected to wide corridors, two are en suite and there is a third bathroom. The master bedroom has a dressing-room. The modern kitchen opens onto a breakfast room and there is also a laundry area with a retractable roof. As stated above, when this property was remodelled, care was taken to preserve the original features. For this reason the floors, ceilings, doors and Majorcan wooden window shutters were all restored. There is central heating throughout. A parking space close to the building is included in the price. This is a unique property for a unique owner. When you fall in love with it, do not hesitate to contact us.

**For sale 1.950.000 €**