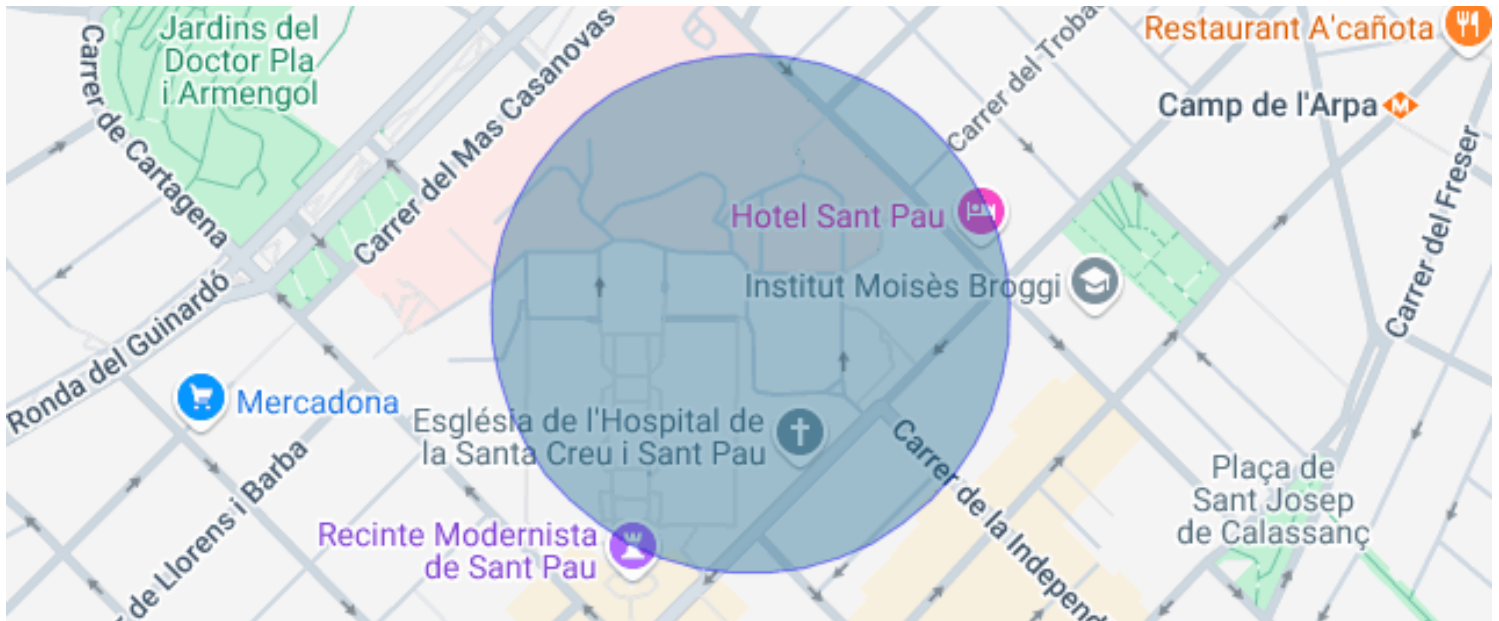


## REFURBISHED FLAT FOR SALE IN BAIX GUINARDÓ, BARCELONA

El Baix Guinardó / Barcelona

<b>Price</b>	<b>€355,000</b>	✓ Air conditioning	✓ Heating
Sur. built	74 m <sup>2</sup>	✓ Views	✓ Lift
Sur. util	64 m <sup>2</sup>	✓ Terrace	✓ Outside
Bedrooms	3		
Bathroom	1		
Energy classification	E		
Energy performance index	196.00 kw h/m <sup>2</sup> year		
Emissions rating	E		
Emissions	41.00 co/m <sup>2</sup> year		
Year of construction	1973		
Floor	1		



## El Baix Guinardó / Barcelona

This cozy apartment has been completely renovated and is ready to move into. Its functional layout and spacious rooms make it an ideal option for families or couples looking for comfort in one of the best areas of Barcelona.

Located on the first floor, the property features three bedrooms: two doubles and one single. The modern and well-equipped kitchen offers plenty of storage space and comes with built-in appliances for a sleek, seamless look.

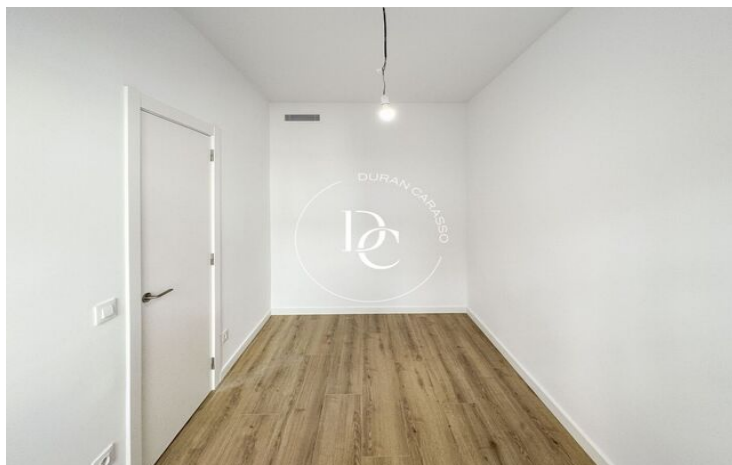
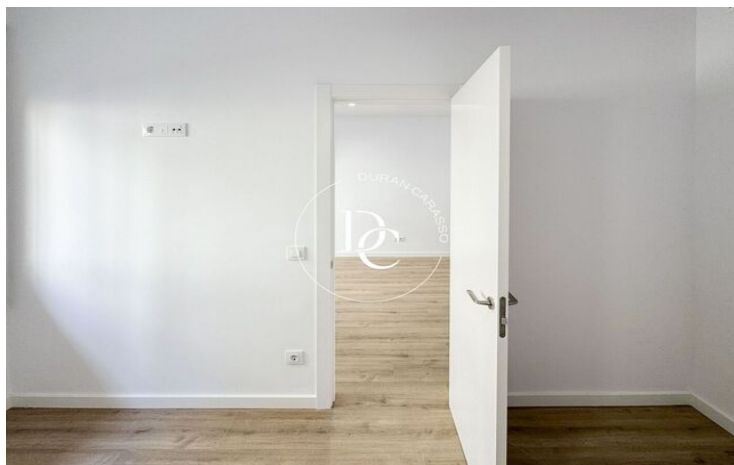
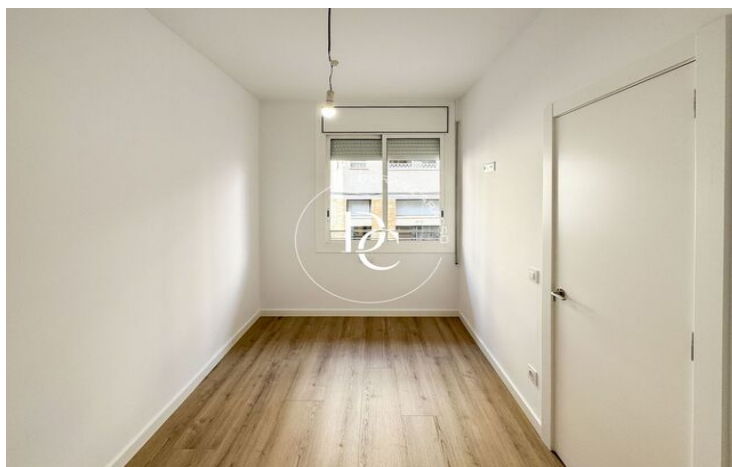
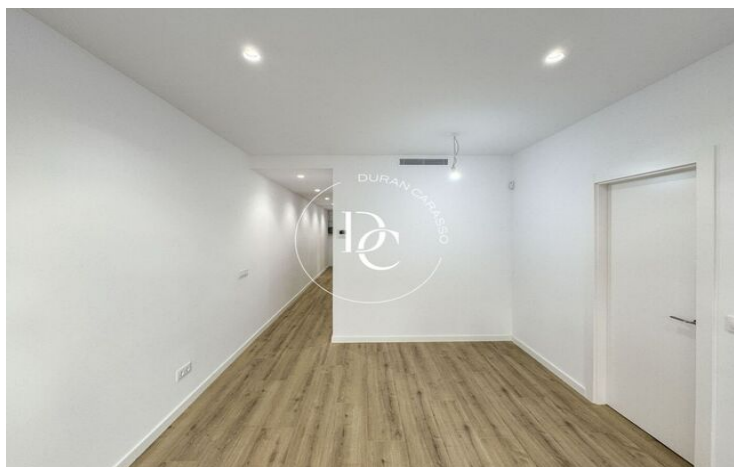
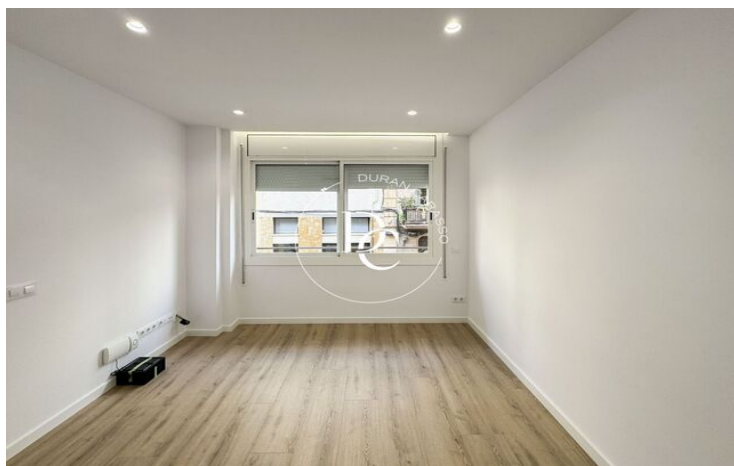
The building has passed the ITE inspection and has a Certificate of Habitability, an energy efficiency rating of E, and all necessary documentation in order.

Its location is unbeatable: right next to the Hospital de la Santa Creu i Sant Pau and just steps from the iconic Avinguda Gaudí. Surrounded by shops, services, and with excellent public transport connections, it offers both convenience and charm.

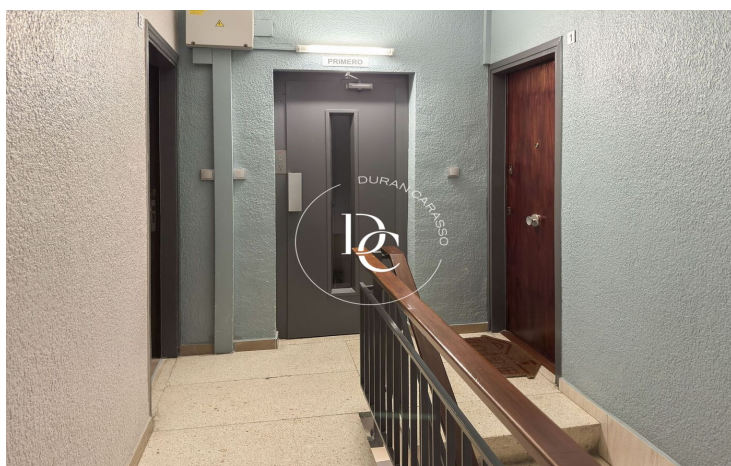
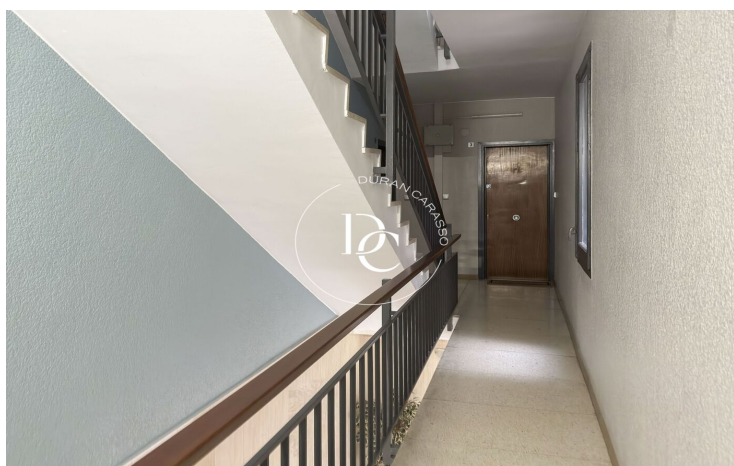
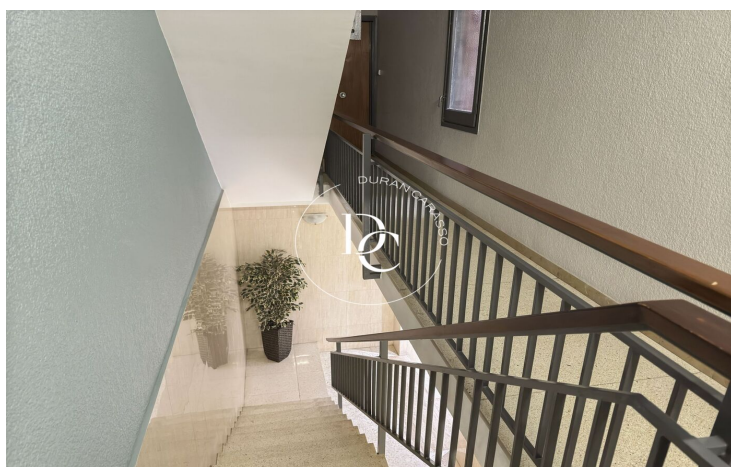
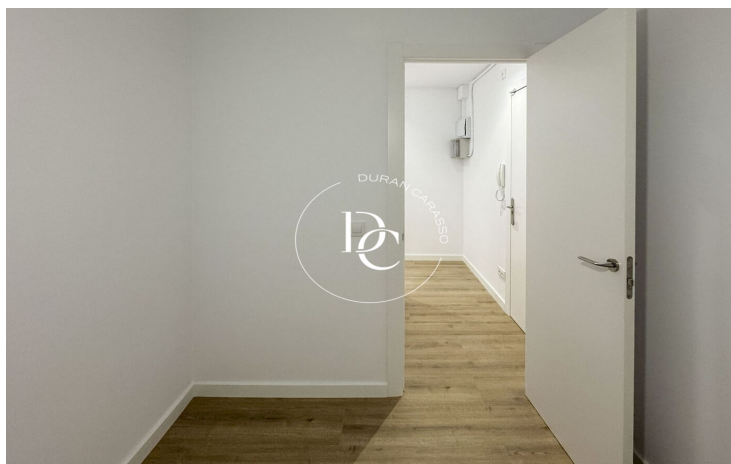
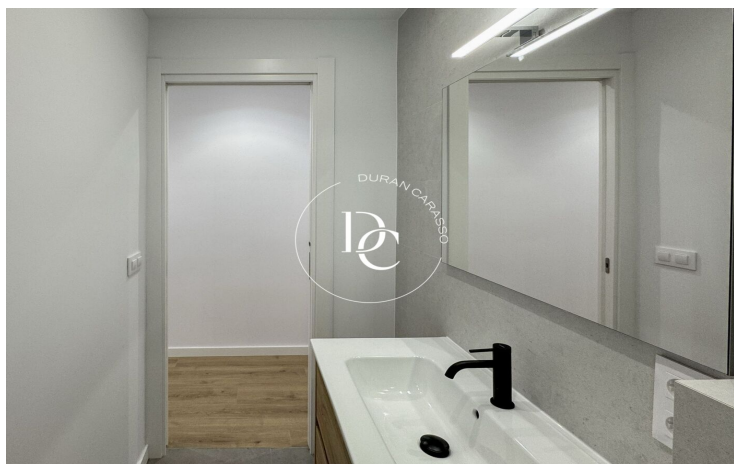
If you're looking for a home in a peaceful yet well-connected area, don't miss this opportunity!

Contact us for more information or to schedule a visit.

Vive donde mereces vivir.







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Contact us if you want more information or to arrange a viewing.