

Hamptons

INTERNATIONAL



Carrer Rosselló, Eixample, Barcelona

5 🏠 3 🛏

£760,000

(€875,000)

Property details



Key features

- Balcony
- Elevator

Attributes

- Apartment
- 🗨️ Refurbished

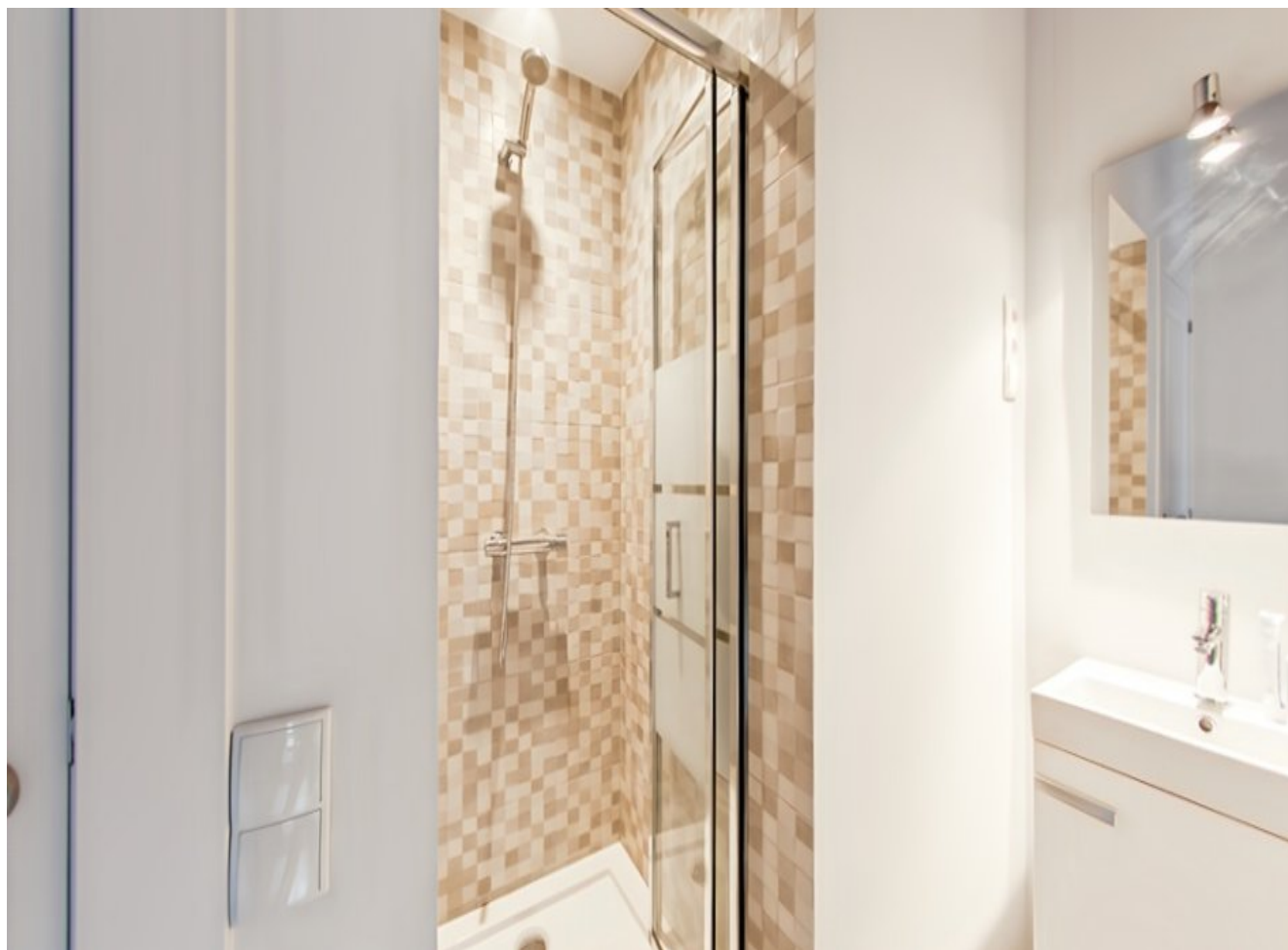
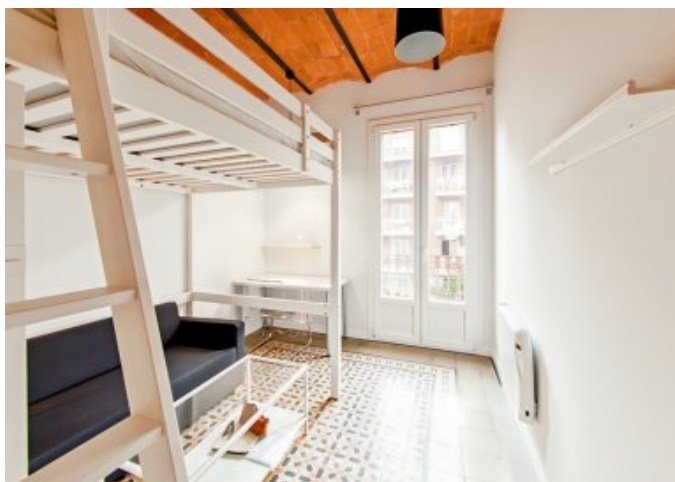
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Description

Located on Rosselló Street, near the iconic Casa de les Punxes, this flat combines the architectural charm of the Eixample district and offers great potential to become an elegant family home. The property retains a generous floor area and a structure that allows for easy rethinking of the spaces to adapt them to the needs of a family. With a change in layout, it can be transformed into a bright flat with three spacious double bedrooms, two full bathrooms, a guest toilet, a laundry room and a large living-dining room overlooking Rosselló Street, while the sleeping area would face the quiet interior courtyard, ensuring calm and privacy. Currently, the property is divided into five double bedrooms and a kitchen used as a common area. Four of the bedrooms are exterior:- Two with a small balcony overlooking Rosselló Street.- Two with access to a pleasant glazed terrace. Each bedroom has its own washbasin and shower, inside and/or outside, and there are three additional toilets, allowing for different possibilities for reorganising the space according to the renovation project. For those considering it from a heritage perspective, the current configuration also allows it to be used as a room rental. The property has preserved and restored original features of great value that add character and authenticity:- Restored hydraulic floors- High ceilings with restored Catalan vaulting- Renovated electrical and plumbing installations- Double-glazed windows. The building also has a concierge service. A property with personality, light and great potential to create a magnificent home in one of the most established and valued areas of the Eixample. The sale price does not include taxes or expenses arising from the sale, which, in accordance with current regulations, are payable by the buyer: (i) for second-hand homes, Property Transfer Tax (ITP) at the rate applicable in the Autonomous Community; (ii) for new-build homes, VAT and Stamp Duty (AJD) according to current regulations; (iii) notary and registration fees; and (iv) agency fees, if contracted. Availability to be agreed. The offer is subject to price changes or withdrawal from the market without prior notice. The information provided, including surface areas, is for guidance only. Real estate brokerage fees will be borne by the relevant party in accordance with the signed agreement. Detailed and personalised information will be provided to all interested parties before any amount is paid on account, in accordance with applicable state and regional regulations. #ref:CBES2877







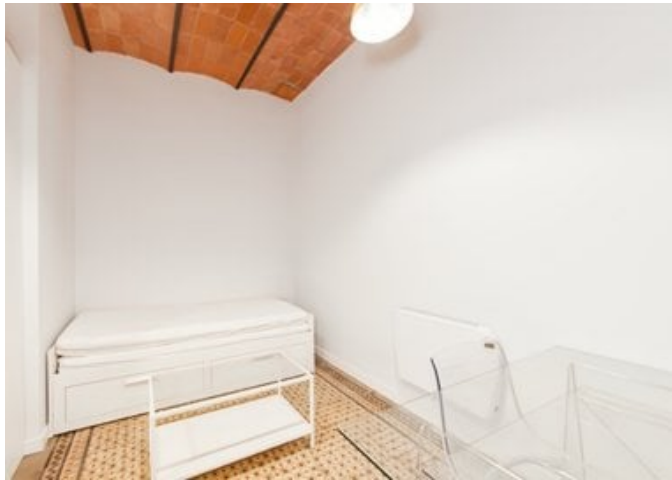






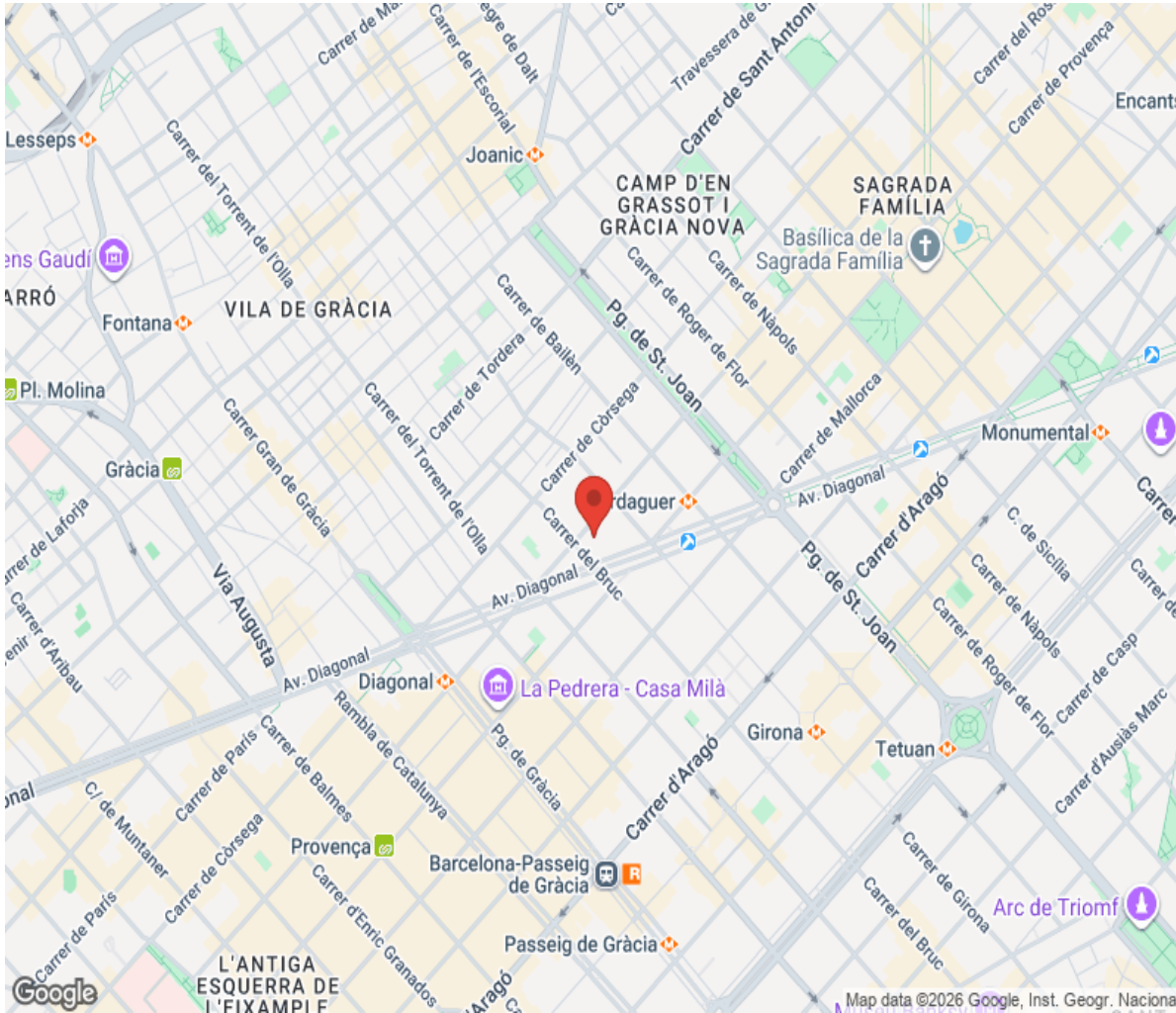








Location



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