



CAN BARBOSA -Brand new house with 3 bedrooms and terrace

Spain, Barcelona

Price:	€ 775 000
Object type	House
Market	New building
Year built	2024
Bedrooms	3
Number of rooms	3
Area	137 m2
Category	For sale



Brand new house, in a listed building completely refurbished, in the historic centre of Sant Andreu. House on two floors, comfortably layout. On the first floor, there is a hall, a large open plan and multifunctional space of 35 m2 with living-dining room and equipped kitchen, exit to a terrace of 12 m2 and a laundry room under the stairs. Upstairs, there are 3 double and exterior bedrooms (one of them with built-in wardrobes and ensuite bathroom) and a 2nd bathroom, both equipped with shower and screen. The property has independent access. A quiet pedestrian street in the historic centre. CAN BARBOSA is a listed historic building, dating from the mid-19th century, which has been reborn after a thorough refurbishment, recovering its most valuable architectural elements, mainly the imposing neoclassical façade, achieving an optimal integration of this iconic building in the historic centre of Sant Andreu district, in Barcelona. Located on one of the oldest thoroughfares and commercial hubs in the neighbourhood, it enjoys excellent public transport connections (metro-L1, train, buses) and main roads. The restoration has given priority to consolidating the original coatings, using traditional mortars, to match colours and textures, recovering finishes such as sgraffito, filleting, tapestry and floral borders, following the premises of the Department of Architectural Heritage. Few buildings in Sant Andreu can tell the story like Can Barbosa and, with this project, 9 unique new homes have been created: 4 flats plus 5 houses with private gardens. Homes equipped with high quality materials, guaranteeing maximum energy rating, duct aerothermal system for heating and air conditioning, exterior carpentry in wood-coloured aluminium and double glazing, parquet floors.

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