

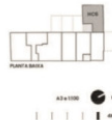


CAN BARBOSA  
 SANT ANDREU

HABITATGE UNIFAMILIAR HC6



1. Hallway	5,42 m <sup>2</sup>
2. Living-dining - Kitchen - Office	34,76 m <sup>2</sup>
3. Distributor 1 / Bathroom	5,57 m <sup>2</sup>
4. Room 1	2,70 m <sup>2</sup>
5. Kitchen	6,94 m <sup>2</sup>
6. Distributor 2	5,23 m <sup>2</sup>
7. Hallway	3,59 m <sup>2</sup>
8. Distributor 1	5,99 m <sup>2</sup>
9. Room 2	4,39 m <sup>2</sup>
10. Room 3	4,27 m <sup>2</sup>
11. Distributor 2	5,95 m <sup>2</sup>
12. Distributor 3	5,98 m <sup>2</sup>
Superficie útil	102,95 m <sup>2</sup>
Superficie construïble	124,59 m <sup>2</sup>
Pool	5,02 m <sup>2</sup>
Terrace	5,52 m <sup>2</sup>



**Beautiful duplex house, 136 m<sup>2</sup> built with terrace**

*Spain, Barcelona*

<b>Price:</b>	<b>€ 775 000</b>
<b>Object type</b>	House
<b>Market</b>	New building
<b>Year built</b>	2024
<b>Bedrooms</b>	3
<b>Number of rooms</b>	3
<b>Area</b>	137 m <sup>2</sup>
<b>Category</b>	For sale



On the first floor, we find the entrance hall that leads to the spacious 34 m<sup>2</sup> living-dining room, with an equipped kitchen, 1 restroom, and the laundry room. From this floor, we access the wonderful patio. To reach the second floor, there is a modern staircase that leads to the night area, where we find 3 exterior bedrooms, one of them a suite with built-in wardrobes, 2 double bedrooms, and 2 full bathrooms. Finishes: parquet flooring, aero thermal air conditioning-heating through ducts, and aluminium window frames. The property is located in the old town of Sant Andreu, built in the mid-19th century, a listed building that has been reborn after a thorough renovation, in which its most valuable architectural elements have been restored, mainly the imposing neoclassical façade, with the aim of achieving better integration of the building into the Sant Andreu area. The project restores the existing typological structure, a building with a ground floor and two additional floors, with four façades and a gabled roof. The renovation places special emphasis on the façade, recovering materials, textures, and colours. Very well-connected with the Sant Andreu metro and buses.

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