

Reference: **1039-BCN1001**

Property type: Flat

Sale/rent: For sale

Price: **235.000 €**

Condition: Reformed



Floor: Baja

Town: Barcelona

Province: Barcelona

Postal code: 8024

Zone: Gràcia nova



Sqm built: 60 **Floor:** parquet **Hot water:** individual

Bedrooms: 2 **Orientation:** west **Bathrooms:** 1

Toilets: 1

Description:

Housing located on the ground floor with a total area of 60 m2, is currently divided into two spaces, in one we have access to a diaphanous room, where the living room-dining room-kitchen space is located, with a separation in glass and aluminum where the room is, it has space for the washing machine, hot water accumulator and the dryer, apart from a bathroom with shower, the apartment has a decoration that transmits calm, as it is also on the ground floor, the other room can be used as a commercial premises , with a toilet and a large window, this means that you can have your own independent home and at the same time you can rent the premises and obtain a return that helps pay the possible mortgage up to 80% of the purchase value as it is a home with its certificate of habitability, has a communal garden area, in the heart of Barcelona.