



## Charming flat for sale with tourist licence in Gracia

Ref: P-016560



### Vila de Gràcia / Barcelona Ciudad

We present this charming flat in a stately building with a lift, located in the Gracia neighbourhood. Ideal for residential purposes or for investors seeking high profitability. The 70m<sup>2</sup> property features 3 double bedrooms, a full bathroom, and a spacious living-dining room with access to the terrace overlooking the street. It benefits from natural light throughout the day. The flat retains its original charm with hydraulic floors, giving it an elegant and authentic touch. Located in one of the most sought-after areas of the city, it combines the serenity of the Gràcia neighbourhood with the proximity to Calle Bailén, Passeig de Sant Joan, and Avenida Diagonal. An exceptional location, very well connected to public transport and surrounded by a wide and varied range of shops and services. The flat comes with a tourist licence, making it perfect for those looking for a home or for those interested in a high-performance investment.

**€409,000**

70 m<sup>2</sup>  
3 Bedrooms  
1 Bathroom  
Heating  
Lift  
Balcony





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