



## Premises to be renovated in the historic center. Possibility of changing use to residential.



**1**  
Bedrooms



**1**  
Bathrooms



**74 m<sup>2</sup>**  
Built



**0 m<sup>2</sup>**  
Total



**195.000€**  
Price

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## Description

Commercial space for sale in the Sant Jaume area, near Las Ramblas, requiring renovation. Possibility of converting from commercial to residential use.

Commercial space in a 1900 building, 74m<sup>2</sup> in area, on the ground floor with a semi-basement and cistern. Tiled floors, wooden beams. Requires complete renovation.

Please request listing 100-J3733 and we will be happy to assist you! [WWW.GRUPDIRECT.COM](http://WWW.GRUPDIRECT.COM)

ReMax Collection Grup Direct reminds you:

The sale price of the property includes the real estate agency fees, which will be paid in full by the seller. This price does not include the corresponding transfer tax (ITP), which is 8.00%, nor the notary and registration fees, which are estimated at approximately 2% and must be paid upon signing the corresponding public deed.

The tax rate is calculated on the final price as recorded in the public deed and may vary depending on subsidies, grants, age, and other circumstances of the taxpayer.

All information is based on data provided by the owner or client. No liability is assumed for the accuracy, completeness, or timeliness of the information. Changes, errors, and interim sales are reserved.

This brochure does not constitute a contractual offer and is provided for informational purposes only. Only agreements established in the notarized deed of sale are legally binding. The plans, surface areas, and representations included in this brochure are for illustrative purposes only and may differ from the actual construction.

ROAIIB Registration – GOIBE739576/2024

## Details

✓ Ref: 100-J3733

## Fotos



