

## Santa Margalida Referens 117973



PORTA MALLORQUINA®

Your home. Our passion.

Traditional natural stone finca by Santa Margalida with lovingly landscaped garden and pool

Byggyta:	550 m <sup>2</sup>	Pool:	✓
Tomt:	11.850 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	6		
Badrum:	5		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 1.060.500,-</b>



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### Detaljer:

This natural stone finca is one of the oldest properties in Mallorca's countryside and was first referred to by name in the 17th century. The current owners expanded and thoroughly renovated the house in 2000 taking care to preserve its original details so that the Mallorcan character was not lost. This can be seen, for example, in the original kitchen fireplace and washing area, the wooden ceiling beams, the natural stone façade and the metre-thick walls with small, inset windows.

The property has a representative character but also offers a comfortable ambience. A finely-gravelled driveway leads to 2 spacious parking bays with space for 4 cars each, and in the grounds numerous relaxing retreats were created and a garden laid out with with much passion.

The 2-storey main house has, on the ground floor, an entrance area, the kitchen with dining area, a separate dining room, a shower room, a living room with fireplace, small study and a TV room. Almost all rooms have access to the outdoor area.

The upper floor houses 2 spacious bedrooms each with their own bathroom, a large bedroom with dressing room, a separate bathroom, and the main bedroom with its own separate bedroom attached and access to a terrace. This bedroom could also be used as a small apartment with bedroom and living room.

The roof terrace presents wonderful panoramic views of the surrounding countryside of Santa Margalida and the distant Tramuntana mountains.

In the separate, adjacent house there is currently a studio, a storage room and a separate bathroom. This house could, however, be transformed into a guest house consisting of a living-dining area, a kitchen, a bathroom and a bedroom.

In front of the main living room is a generously-dimensioned covered terrace with a large dining area and built-in stone bench seats, leading directly to the sun terrace.

In the centre of the garden there is a swimming pool surrounded by sun loungers and a beautiful, private garden. Other outdoor facilities include a badminton court, a Boccia area, a utility building, a small pavilion and a barbecue area.

The Finca facilities include night storage heaters in all rooms and hot/cold air conditioning in all bedrooms and in the living room. The hot water is provided by gas flow heaters (each bathroom has its own water heater). The finca is connected to both mains water and electricity and has Internet. The house is offered for sale unfurnished.

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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The village, shops and facilities of Santa Margalida can be reached within a few minutes drive and one of Mallorca's longest sandy beaches is only 10 km from the finca.

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### Läge & omgivningar:

The North of Mallorca also offers a wide selection of charming areas, particularly inland. It has many pretty, yet typical small Mallorcan villages such as Campanet, Bugar, Muro or Santa Margarita, which each offer a first hand experience of authentic island life and a taste of the original culture of this enchanting Mediterranean island as well as boasting their own unique characters. There are several alternatives to Pollensa or Alcudia if you want to look for a romantic town house or a secluded country house that's close to the beach. Especially Campanet and Bugar each with immediate access to the 2006 created motorway between Palma-Alcudia, provide a further advantage in that it only takes 25 minutes to reach Palma by car.



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