

# Arta

## Referens 120902



Your home. Our passion.

## Dream finca with mature trees and pool near Arta

Byggyta:	600 m <sup>2</sup>	Pool:	✓
Tomt:	22.460 m <sup>2</sup>	Energicertifikat:	e
Sovrum:	6		
Badrum:	4		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 1.995.000,-</b>



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### Detaljer:

This wonderful finca is located only a few minutes from Artá and offers a lovely idyllic setting surrounded by Mallorca's beautiful landscape. Built in 2002 is characterised by a successful combination of Mallorcan and German architecture, and is currently divided into 2 identical residential units.

The living space of each of these units is distributed, on the ground level, over a spacious living/dining area, a practical utility room, 2 comfortable bedrooms, a bathroom, and a guest WC. One of the units also has a spacious, rustic-style kitchen inviting to enjoy communal cooking.

Housed on the upper floor there are 2 further bedrooms with private en-suite bathrooms and access to a large terrace. From here breathtaking panoramic views of the hilly landscape and the imposing castle- mountain of Artá can be enjoyed.

The expansive exterior area of the finca offers both covered and open terraces, inviting to relax and enjoy, and the well-maintained garden with diverse fruit trees and a 50 sqm saltwater pool creates a real Mediterranean atmosphere of well-being.

On the plot there is also a small annex building which could be used as a storage and/or house-technology room, and 4 garage parking spaces.

The property is surrounded by a charming natural-stone wall, ensuring ample privacy. Further features include a private water source, mains power, oil-fired central heating, a heat pump for hot water, a solar energy system, automatic garden irrigation, a water-decalcification unit, an automatic gate, and SAT-TV and internet.

This exceptional property would be an ideal choice for a large family or for sharing with friends and enjoying the Mediterranean way of life to the full.

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## Läge & omgivningar:

Artà is situated in the northeast of the island, a good part of the municipality is part of the natural park “Parque Natural de Llevant”. It belongs to the few municipalities of Mallorca that still have natural wide sandy beaches. About 7000 inhabitants live in the 140 km<sup>2</sup> large municipality area. The landmark, the church of Sant Salvador with its thick walls, looks proudly down to the village and can be seen for miles around.

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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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Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E	209.70	58.20
F		
G menos eficiente		

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