

## Campanet

Referens 122837



Your home. Our passion.

Charming finca with a beautiful garden and pool in the idyllic countryside of Campanet

|             |                       |                   |               |
|-------------|-----------------------|-------------------|---------------|
| Byggyta:    | 580 m <sup>2</sup>    | Pool:             | ✓             |
| Tomt:       | 11.300 m <sup>2</sup> | Energicertifikat: | c             |
| Sovrum:     | 4                     |                   |               |
| Badrum:     | 4                     |                   |               |
| Havsutsikt: | -                     | Pris:             | € 1.580.000,- |



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### Detaljer:

This charming finca is situated on a plot of approximately 11.300 sqm in the peaceful valley of Campanet and offers the utmost in privacy, tranquility, and a close connection to nature. Nestled in an idyllic landscape, it offers a breathtaking view of the Tramuntana Mountains.

The property was built in the traditional Old Mallorcan style and combines authentic character with a high level of living comfort. The main house spans approximately 260 sqm of living space across 2 floors. On the ground floor, you'll find a spacious entryway, a large living room, a kitchen with a dining area, and a bedroom with an en suite bathroom. The upper floor features an impressive master suite with a bathroom and a separate toilet.

The property is complemented by a guest house of approximately 80 sqm featuring a kitchenette, living and dining areas, two bedrooms, and two bathrooms.

The country house is surrounded by spacious, covered terraces that offer pleasant outdoor living areas. Features include double-glazed windows, split-system air conditioners, oil-fired central heating, and partial underfloor heating. Fireplaces in both the main house and the guest house create a cozy atmosphere.

The outdoor area features a palm-lined driveway, a mature garden, and a spacious pool with a sun deck. This is complemented by parking space, a carport, a workshop, and a barbecue area.

The property has its own well and is connected to the public power grid. Please note that a renewed Cédula de Habitabilidad is not currently available. We are happy to provide further information.

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### Läge & omgivningar:

Campanet – Authentic Majorca between Serra de Tramuntana and tradition

Campanet embodies the original Majorca far from mass tourism. With around 2,600 inhabitants, the municipality lies in the north of the island at the foot of the Serra de Tramuntana, about 40 kilometres from Palma. This privileged location between a UNESCO World Heritage landscape and the fertile plain of Es Pla makes Campanet a sought-after place to live for anyone who values peace and a close connection to nature, without having to compromise on good infrastructure.

#### Quality of life in an idyllic village setting

The historic village centre enchants with typical Mallorcan natural-stone houses, winding lanes, and the impressive parish church Sant Miquel Church dating back to the 14th century. The weekly Tuesday market is a meeting point for locals and brings Mediterranean flair to the village square. Despite its tranquil size, Campanet offers all essential everyday amenities: supermarket, bakeries, restaurants, pharmacy, doctors, and a primary school. For secondary schools and more extensive shopping options, Inca can be reached in just 10 minutes by car.

#### Excellent transport connections

Its strategically convenient location means short distances to all key destinations on the island. Palma Airport is reachable in around 35 minutes, and the island capital in 40 minutes. The coastal towns of Alcúdia and Pollença, with their fine sandy beaches, are only 15–20 minutes away by car—ideal for spontaneous trips to the sea. At the same time, residents of Campanet enjoy absolute tranquillity and a pleasant microclimate, sheltered by the nearby mountains.

#### Nature and leisure opportunities

Campanet is a paradise for nature lovers and active holidaymakers. The famous Coves de Campanet are among the most beautiful on the island and captivate visitors with impressive stalactites and stalagmites. Hikers and cyclists appreciate the immediate proximity to the Serra de Tramuntana with countless routes of varying difficulty. The rural surroundings—olive groves, almond trees, and vineyards—invite relaxed walks. Several golf courses in Pollença and the surrounding area are also within easy reach.

#### Property market with stable value

The property market in Campanet is characterised by exclusivity and long-term stability. The range extends from charming village houses with renovation potential to modernised fincas and luxurious new-build villas

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with pools and open views. Estates with large plots that guarantee privacy and tranquillity are particularly in demand. Limited development in the region helps secure the long-term value of properties. Many homes come with a tourist rental licence, making them attractive as an investment as well.

For international buyers, Campanet offers the perfect compromise: an authentic Mallorcan lifestyle in unspoilt nature, paired with excellent access to key infrastructure and the island's most beautiful beaches. The steadily growing international community of Germans, Britons, and other Europeans creates a cosmopolitan atmosphere without diluting the village's original character.

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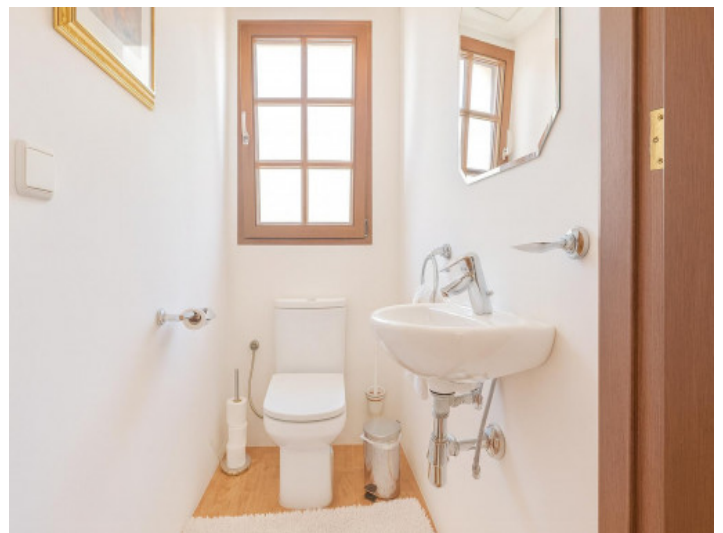
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| Escala de la calificación energética | Consumo de energía<br>kWh / m <sup>2</sup> año | Emisiones<br>kg CO <sub>2</sub> / m <sup>2</sup> año |
|--------------------------------------|------------------------------------------------|------------------------------------------------------|
| A más eficiente                      |                                                |                                                      |
| B                                    |                                                |                                                      |
| C                                    |                                                | 14.20                                                |
| D                                    | 60.80                                          |                                                      |
| E                                    |                                                |                                                      |
| F                                    |                                                |                                                      |
| G menos eficiente                    |                                                |                                                      |

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