

## Santa Eugenia

Referens 119511



Your home. Our passion.

## Unique village-house with mill tower, large garden and sweeping views in Santa Eugenia

Byggyta:	180 m <sup>2</sup>	Energicertifikat:	g
Tomt:	3.954 m <sup>2</sup>		
Sovrum:	3		
Badrum:	1		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 730.000,-</b>



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### Detaljer:

The main element characterising this property is solid rock! With practicality in mind this old Mallorcan farmhouse was built against the rock face in its natural condition. The slope of this and its perfect orientation to the course of the sun regulates the interior temperature of the house to be stable both in summer and in winter. Today this is a wonderful highlight the effect of which is present in all rooms and is very impressive. In addition the ideal, south-facing location of the property on the outskirts of Santa Eugenia, with its magnificent views over large stretches of the island, makes this property truly unique.

On the highest part of the property stands an old mill house, awaiting a loving restoration and which could then be used, for example, as a guest room from where almost 360 degree views from the Tramuntana over the bay of Alcudia, to the table mountain Randa can be enjoyed.

On the ground floor of the house there is a comfortable living area, a storage room, a dining area with a fireplace, a kitchen and a bathroom. Housed on the upper floor are 3 bedrooms and a further living area.

Heating is currently authentically rustic by means of a wood-burning oven in the living area.

The large plot of land with beautiful established trees and plants is laid out as terraces, and offers parking possibilities and space for the construction of a pool. The house is connected to mains electricity, with a mains-water connection on the edge of the property and the current water supply drawn from 2 large rainwater cisterns.

Truly a very special property with enormous potential - Please come and be convinced by contact us for a viewing!

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### Läge & omgivningar:

One of the advantages of this rural village in its elevated position is undoubtedly its proximity to the city of Palma. The local population of Santa Eugènia still lives for the most part from agriculture, mainly growing corn and vines.

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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		
F		
G menos eficiente	498.15	145.88

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