

# Andratx

## Referens 121176



Your home. Our passion.

## Urban townhouse with private roof terrace and views over the Tramuntana mountains, in the heart of Andratx

Byggyta:	290 m <sup>2</sup>	Energicertifikat:	f
Tomt:	107 m <sup>2</sup>		
Sovrum:	5		
Badrum:	4		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 780.000,-</b>



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### Detaljer:

In the immediate vicinity of the center of Andratx and the popular Bar Cubano, this charming townhouse is located between small alleyways, cute boutiques and traditional restaurants. The mixture of old European and colonial architecture makes this authentic village a true feel-good paradise.

The townhouse extends over 3 levels on a constructed area of 290 square meters. On the first floor there is a guest apartment with a living room with fitted kitchen, an office room, a guest toilet, a bedroom and a bathroom. On the upper floor you will find the master bedroom with en-suite bathroom, 2 additional bedrooms, one of which has an anteroom and a bathroom. The living room, a spacious kitchen and a guest toilet are located on the third level.

Highlights of the townhouse are the traditional tiles, the high ceilings and the private roof terrace. From here you have a great view of the Tramuntana mountains and the village's Gothic church.

Further features include: Cellar room with access to the building, a small garage, pre-installed heating and air conditioning.

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### Läge & omgivningar:

Puerto de Andratx is one of the best and most spectacular natural harbours of Majorca, surrounded by beautiful bays like Cala Llamp, Cala Moragues and Cala d'Egos. This modern location, with its exceptionally villas and complexes and few luxury hotels, has developed from an inconsiderable fishing village to one of the most important and exclusive touristic centres, thanks to the nautical activities. The marina Club de Vela with approx. 500 moorings is one of the best equipped on the Balearic Island. On the mole is the fish-trading building, where the daily and fresh catch of the fisherman can be bought. In the harbour do still exist some monuments of great historical and architectural interest, like Sant Carles on la Mola or the protective towers. Several interesting shops and exquisite restaurants with wonderful sea view terraces are situated on the water front to please their visitors.

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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
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>	0.00	57.62
<b>G</b> menos eficiente		

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