

# Montuiri

Referens 121343



Your home. Our passion.

## Lovingly renovated village house with pool and garage in Montuiri

Byggyta:	364 m <sup>2</sup>	Energicertifikat:	d
Tomt:	221 m <sup>2</sup>		
Sovrum:	3		
Badrum:	2		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 790.000,-</b>



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### Detaljer:

This beautiful renovated village house with pool and terraces is situated in a quiet location in the heart of Montuiri. This beautiful village is centrally located on the island, offering an ideal starting point to reach Palma and the beaches of the east and south coast in just 30 minutes.

This low-maintenance and incredibly charming property combines old and new in an ideal way. The house, dating from the 18th century, impresses with its large rooms, many Mallorcan details such as magnificent sandstone arches, high ceilings and thick stone walls. It was lovingly and tastefully renovated in 2023, with every detail taken into account.

In front of the living area is a sunny terrace with a pool and views of the picturesque countryside. These outdoor areas provide a perfect setting to relax and enjoy privacy.

The layout of the house comprises a spacious living/dining area with an open kitchen and access to the pool terrace as well as a double bedroom with en-suite bathroom on the first floor. On the upper floor you will find two further double bedrooms, a bathroom and access to the upper terrace. Particularly noteworthy is the spacious garage in the basement, which offers additional storage space.

Features include many traditional elements such as an exposed beam ceiling and real wood floors as well as modern amenities such as showers & bathtub, a fireplace and a pellet stove. In addition, the house has pre-installation for air conditioning, double glazing, skylights, electric shutters, an electric awning, satellite TV and an alarm system.

There is also a large garage with an internal spiral staircase leading to the kitchen, making shopping and parking perfect.

This village house is a real gem, offering a perfect blend of traditional Mallorcan style and modern comfort.

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### Läge & omgivningar:

Montuiri is in the middle of the island, conveniently situated for public transport but also well away from the tourist centres of the island. To get to the beaches of the south and east coasts take 25 minutes by car and the same time to reach the airport and Palma. The surroundings of Montuiri are influenced by large cultured fields and original countryside.

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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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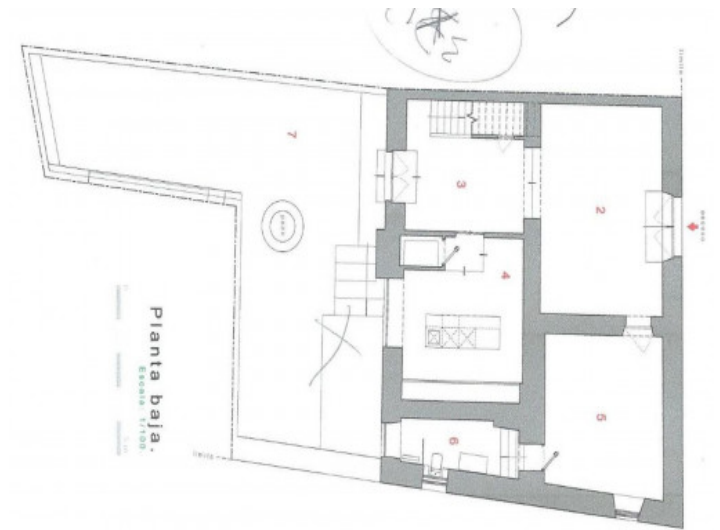


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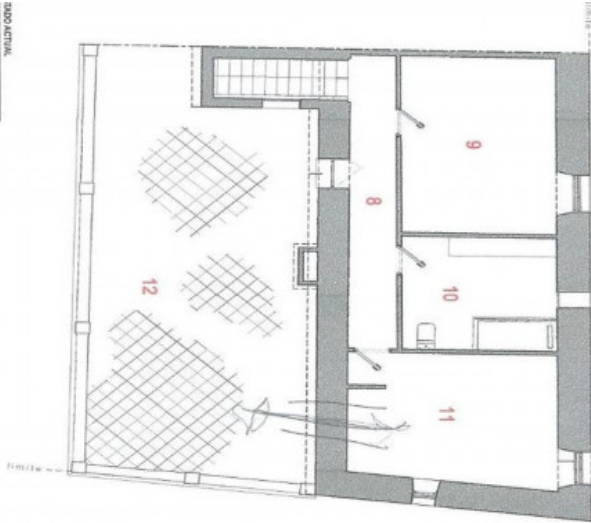
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3000 LETJUAL

Superficie	50,40m <sup>2</sup>
Superficie útil	33,28
Superficie construida	34,20
Superficie cubierta	34,20
Superficie solar	21,6



Planta piso.  
Escala: 1/100.

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	134.90	
F		33.50
G menos eficiente		

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