

## Santa Margalida

Referens 121717



Your home. Our passion.

## Modernised town-villa with patio, garage, pool and self-contained apartment in St.Margalida

Byggyta: 450 m<sup>2</sup>  
Tomt: 250 m<sup>2</sup>  
Sovrum: 4  
Badrum: 4  
Havsutsikt: -

Energicertifikat: e

Pris: € 895.000,-



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### Detaljer:

Situated in the picturesque village of St. Margalida, this high-quality town-house stands on a large corner plot of 250 sqm. It was recently renovated, and features a bright interior with timeless design elements including high ceilings and exposed wooden beams.

Its living space of 450 sqm is spread over 2 levels. On the ground floor is an openly-designed living/dining area, an adjacent, well-equipped fitted kitchen, ideal for family gatherings and entertaining guests, and a guest WC. On this level there is access to a patio which leads to a private gym, an additional bathroom, a machine/storage room, and the large garage.

Located on the upper level are 3 double bedrooms and 2 bathrooms, including the master-suite with en-suite bathroom and walk-in wardrobe. All rooms are fitted with high-quality double-glazed windows and hot/cold air conditioning, ensuring pleasant temperatures all year round.

A special feature is provided by the large upper terrace with a chill-out zone and a small pool, offering ample privacy and relaxation. From the terrace is access to a studio next to the laundry area, adding extra functionality and convenience.

The property also includes a guest apartment with separate access. Its 55 sqm of living space features a fitted kitchen, a bathroom, a bedroom, and a living area, ideal as guest accommodation or as a separate living space for family members.

This lovely property in St. Margalida combines modern amenities with a classic Mallorcan design, offering a comfortable and functional living environment in a charming setting.

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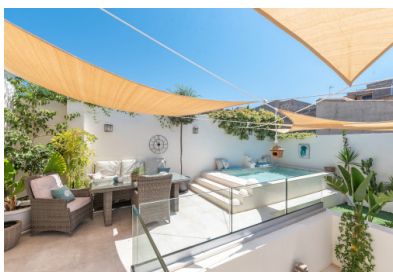


### Läge & omgivningar:

The North of Mallorca also offers a wide selection of charming areas, particularly inland. It has many pretty, yet typical small Mallorcan villages such as Campanet, Bugar, Muro or Santa Margarita, which each offer a first hand experience of authentic island life and a taste of the original culture of this enchanting Mediterranean island as well as boasting their own unique characters. There are several alternatives to Pollensa or Alcudia if you want to look for a romantic town house or a secluded country house that's close to the beach. Especially Campanet and Bugar each with immediate access to the 2006 created motorway between Palma-Alcudia, provide a further advantage in that it only takes 25 minutes to reach Palma by car.

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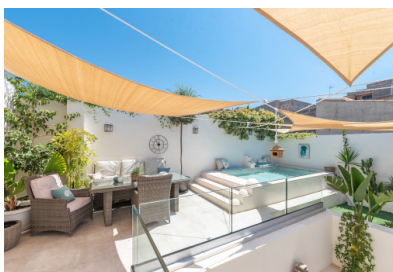


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
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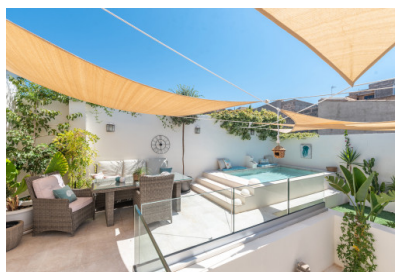
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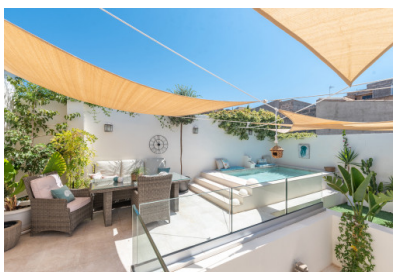


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Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E	190.90	60.00
F		
G menos eficiente		

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