



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Discreet marketing - Wonderful natural stone design finca with guest house in Artà



## general:

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<b>object number external:</b>	KPNO737	<b>Date:</b>	30.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>place:</b>	07570 Artà
<b>living space:</b>	378,00 m <sup>2</sup>	<b>Floor space:</b>	417,00 m <sup>2</sup>
<b>Total size of site:</b>	13.058,00 m <sup>2</sup>	<b>Number of Rooms:</b>	10,0
<b>Number of bedrooms:</b>	7,0	<b>Number of bathrooms:</b>	4,0
<b>number of parking spaces:</b>	2,0	<b>Condition:</b>	part / full renovated

## prices:

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<b>Error: could not translate key</b>	0,00 €	<b>purchase price:</b>	2.900.000,00 €
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<b>" with value "" and 1 argument(s)!</b>			

## energy certificate:

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<b>beaconing:</b>	oil
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## contact person:

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<b>company:</b>	Martina Albrecht S.L.	<b>name:</b>	Martina Albrecht
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## Infrastructure:

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## Description:

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This beautiful finca property is situated in a slightly hilly location between Canyamel and Artà.

The finca is in a quiet location and offers complete privacy. In addition to the living and dining room, kitchen, study and guest WC, there are three bedrooms on the first floor, which share a bathroom, as well as a master suite.

All rooms have French doors with terrace access. From the bedroom with its own bathroom in the tower of the house, you can enjoy a fantastic view of the countryside. The natural stone building from 2001 was extensively renovated

inside and out in 2023, combining rustic and modern elements and skilfully playing with colors.

The house is largely barrier-free and equipped with oil central heating and split air conditioning units. The modern kitchen has high-quality built-in appliances from Miele and Bora. The fittings are from Dornbracht. The newly laid micro-cement floor underlines the elegant character of the finca. A beautifully maintained outdoor area with covered veranda, spacious pool and plenty of lawn offers space for sunbathing and relaxing.

Numerous small romantic garden areas with shady trees and awnings as well as a barbecue area invite you to linger and dream. There is also another historic, renovated building on the grounds, which serves as a guest house and has a kitchen-cum-living room, a bedroom, two bathrooms and air conditioning h/c. The guest house is surrounded by its own small garden. The finca is connected to the public electricity and water supply. It also has its own deep well.

An exceptional property in an idyllic location.

## Equipment description:

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Property type: Country house/finca

Rooms: 10

Bedrooms: 7

Bathrooms: 4

Living space: 375 m<sup>2</sup>

Total area: 444 m<sup>2</sup>

Plot area: 13,750 m<sup>2</sup>

Condition: Very good

Parking spaces: 2

Year of construction: 1985

Energy certificate: E

Energy sourceCentral heating, oil heating

## images

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