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# Historic oil mill in Capdepera with beautiful views



## general:

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<b>object number external:</b>	KPNO614	<b>Date:</b>	23.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>place:</b>	07580 Capdepera
<b>living space:</b>	400,00 m <sup>2</sup>	<b>Floor space:</b>	400,00 m <sup>2</sup>
<b>Total size of site:</b>	430,00 m <sup>2</sup>	<b>Number of Rooms:</b>	6,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	4,0
<b>Number of sep. bathrooms:</b>	1,0	<b>Condition:</b>	part / full renovated

## prices:

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**purchase price:** 995.000,00 €

## energy certificate:

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**beaconing:** oil

## 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 historic townhouse with finca flair is located in the center of Capdepera, within walking distance of various stores and restaurants. It impresses with a fantastic panoramic view to the surrounding mountain landscape and a spacious outdoor area.

With great attention to detail, the former oil mill has been restored in recent years. Special care was taken to preserve old Mallorcan elements, such as high wooden beamed ceilings, handmade terracotta tiles from Vilafranca and doors

from old Palma city palace.

The usable area of about 400m<sup>2</sup>, is distributed as follows:

On the first floor is the garage with electric door , a guest bathroom and a storage room and an outdoor kitchen. Adjacent to this is a rustic vault, which is perfect as a wine cellar or for joint "fiestas". The guest apartment, which is also separately accessible from the outside, was designed with a living and dining room with integrated kitchenette and separate sleeping area, open and also has a bathroom with daylight window and a small breakfast terrace.

On the second floor you reach an open living level with sofa, fitted kitchen and two dining tables. In addition, there is a study, a utility room and a guest toilet. From this floor you have access to the Mediterranean designed sun terrace, which is partly covered and offers a wonderful view over the roofs of the city and the mountains. An elegant staircase leads to the upper floor, which houses two bedrooms, a bathroom and the master bedroom with en suite bathroom. All three rooms also have their own dressing room and from each room you have access to a sun terrace with a beautiful wide view.

The romantic and low-maintenance outdoor area scores with old trees, various sun and shade spots. On hot days the pool provides cooling. According to building law, there is the possibility to build a pool here.

A house with history is waiting to be written by you. We recommend a visit !

Other features: teak beams, double glazed windows, central heating, Buderus oil heating from 2012 with 2,500 liter tank, air conditioning cools entire ground floor (additional connections possible), fully equipped kitchen, energy certificate D, alarm system.

Please do not hesitate to contact us for more information: +34 670 275 663 or [arta@kensington-international.com](mailto:arta@kensington-international.com)

## Location:

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Capdepera is a small town in the extreme northeast of Mallorca.

The town has not lost its original character. Its narrow streets, the stone houses decorated with flowers and the medieval castle exude history and tranquility. In recent years, a considerable gastronomic scene has settled in the village and the surrounding area - the spectrum ranges from traditional cafes and traditional tapas bars to star restaurants.

The hinterland of the municipality of Capdepera is characterized by the mountain ranges of the eastern coastal mountains of Mallorca - Serres de Llevant. On the coastal strip in front of Capdepera, beautiful sandy beaches, idyllic bays and rocky cliffs alternate.

Cala Ratjada is only a few minutes drive away and can also be reached on foot. The village falls in the municipal area of Capdepera and has developed over the years from a small fishing village to a very important tourist center. Besides its good infrastructure, the place has beautiful beaches and coves. There is also an extensive nightlife, which can be enjoyed in numerous cafeterias, bars, restaurants and beer gardens. Furthermore, you can find many kinds of stores and boutiques, as well as sports facilities, such as tennis, diving, golf and cycling.

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