



**KENSINGTON**<sup>®</sup>  
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## A fully renovated townhouse in Campanet with pool and large patio



## general:

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<b>object number external:</b>	KNP08256	<b>as from:</b>	20.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2023
<b>place:</b>	07310 Campanet	<b>living space:</b>	126,00 m <sup>2</sup>
<b>Floor space:</b>	160,00 m <sup>2</sup>	<b>Total size of site:</b>	260,00 m <sup>2</sup>
<b>Number of Rooms:</b>	4,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	3,0	<b>Condition:</b>	part / full renovated

## prices:

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**purchase price:** 1.100.000,00 €

## energy certificate:

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## contact person:

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## Infrastructure:

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## Description:

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Located in a quiet area on the outskirts of Campanet with easy parking, this house boasts good orientation and a comprehensive renovation completed in 2023. It features centralised air conditioning (hot/cold) in the bedrooms and the living room/kitchen, as well as a wood-burning fireplace with ventilation in the living room and two bedrooms. The property is prepared for solar panel installation and includes an electric towel warmer.

The house has 3 bedrooms, one of which is on the ground floor. The master bedroom offers a large terrace with views, while the other two bedrooms have well-equipped wardrobes and beds with storage. The ground floor has wider

openings for easier access. There is also a laundry room equipped with a washing machine, dryer, and sink.

The interior is adorned with wooden beams and lacquered wooden doors, and the kitchen is fully equipped with a separate freezer and refrigerator, integrated energy-efficient appliances, a 90 cm oven, induction cook top with an integrated hood, a large stone-clad island, osmosis system, and water softener. Additionally, the house includes a cistern and a pool with a salt chlorinator, fountain, and outdoor shower.

For added comfort, there is a 100-liter electric water heater and a 50-liter one for the shower and outdoor bathroom, LED lighting, and exterior carpentry with double glazing and minimalist profiles, along with thermal and acoustic insulation in the walls. There are 3 bathrooms with built-in facets and artisanal sinks, one of which is outside at the pool area.

The exterior features a barbecue area with a sink, pergolas, one of which has a handcrafted concrete table, and a waterproof fabric sofa. The living room has a 65" Samsung TV, and two bedrooms are equipped with 55" Samsung TVs. Additionally, the house includes an iron gate and staircase, an alarm system, and the materials used are of the highest quality. It offers mountain and garden views and has an energy certificate A.

## Location:

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The small town of Campanet is located in the northeast of the island of Mallorca. Campanet offers a pollution-free environment right in the heart of a beautiful natural setting surrounded by the Tramontana mountain area.

The area of Campanet is well known for its natural spring water fountains and ancient wells. The city of Palma and the airport is no more than 30 minutes away by car.

Campanet is a tranquil small town in a slightly elevated position and features the grandeur of valley views!

## Other information:

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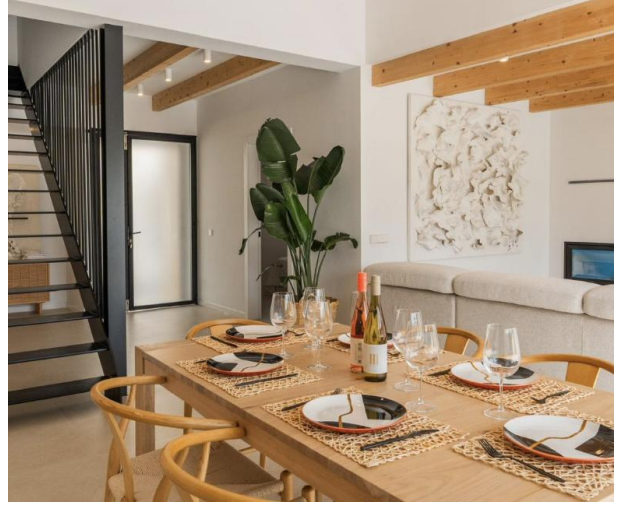
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This way, you can get a good sense of the property's layout, design, and overall feel without physically being there. Please let us know if you're interested, and we can schedule a time that works best for you!

images







floor plan

