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## Beautifully renovated townhouse with expansion reserve and possibility to build a pool in the heart of Sant Llorenz



## general:

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<b>object number external:</b>	KPNO812	<b>as from:</b>	14.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1940
<b>place:</b>	07530 Sant Llorenç	<b>living space:</b>	284,00 m <sup>2</sup>
<b>Total size of site:</b>	257,00 m <sup>2</sup>	<b>Number of Rooms:</b>	5,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	2,0
<b>Condition:</b>	part / full renovated		

## prices:

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**purchase price:** 890.000,00 €

## energy certificate:

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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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A jewel in the heart of Sant Llorenç des Cardassar - your new townhouse in Mallorca

Discover this impressive townhouse from 1926, which harmoniously combines historical charm with modern living comfort. In 2013 and 2019, the property was lovingly renovated under the creative direction of renowned interior designers and now shines in a stylish, cozy design.

The central location in Sant Llorenç des Cardassar offers the perfect combination of urban living and peaceful retreat - ideal for relaxed living on the beautiful island of Mallorca.

With a generous living space of approx. 200 m<sup>2</sup>, this townhouse offers a light-flooded ambience that immediately invites you to linger. The magnificent patio of approx. 150 m<sup>2</sup>, framed by an impressive natural stone wall, is the perfect place for relaxing hours outdoors and opens up the possibility of integrating a refreshing pool. In addition, there is a charming outbuilding of approx. 75 m<sup>2</sup>, which has a further patio and already has an approved architectural project for conversion into a guest house or fitness room - ideal for your individual living spaces.

On the first floor of the main house, you will find two cozy bedrooms, a modern bathroom and a stylish living room with an impressive XXL fireplace, which is ideal for convivial evenings. The inviting dining room and the open, high-quality fitted kitchen are perfect places to enjoy culinary delights. This floor is completed by a guest WC and a practical utility room.

Upstairs you will find two spacious bedrooms that offer plenty of room for relaxation. A walk-in closet and an elegant bathroom with a free-standing bathtub transform this area into your personal wellness oasis. From one of the bedrooms, you have direct access to the roof terrace - the perfect place to unwind and enjoy the breathtaking view of the surrounding area.

The large, floor-to-ceiling windows and light-colored materials create a particularly inviting, light-flooded living atmosphere. Modern amenities include air conditioning (hot/cold) in all rooms, public electricity and water supply, telephone, internet and satellite TV.

Experience the extraordinary lifestyle that this townhouse has to offer and let yourself be enchanted by its unique atmosphere!

## Location:

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Sant Llorenç is a small traditional village in the northeast of Mallorca and offers everything a lover of nature and tranquillity could wish for. Here you will find the cycling and hiking trail "Via Verde", various cozy restaurants and stores for daily needs. There is a weekly market every Thursday and a night market every last Friday of the month. Sandy beaches with turquoise waters are just 15 minutes away. The next larger towns of Manacor and Artà are only a 10-minute drive away.

The location of this townhouse is another highlight: there are four first-class golf courses nearby (Pula Golf, Golf Son Servera, Capdepera and Canyamel Golf). The beautiful beaches and idyllic coves in the area are just 10 minutes away. Sant Llorenç des Cardassar is a charming small town in the northeast of Mallorca, known for its authentic atmosphere. On the Plaza Nova, the village square, you will find cozy cafés, restaurants, supermarkets and the impressive parish church. On Thursdays, the weekly market invites you to linger and browse.

## Equipment description:

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Floor-to-ceiling windows, use of light-colored materials, air conditioning (hot/cold) in all rooms, public electricity and

water supply, telephone, Internet and satellite TV.

## images

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