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Core renovated townhouse in Arta with cozy patio, roof terrace and a fantastic view of Sant Salvador



general:

object number external:	KPNO731	as from:	30.09.2024
usage:	habitation	marketing method:	purchase
property:	House	place:	07570 Artà
living space:	150,00 m ²	Floor space:	184,00 m ²
Total size of site:	200,00 m ²	Number of Rooms:	4,0
Number of bedrooms:	3,0	Number of bathrooms:	2,0
Condition:	part / full renovated		

prices:

purchase price: 695.000,00 €

energy certificate:

contact person:

company:	Martina Albrecht S.L.	name:	Martina Albrecht
street:	C./ de Ciutat 22	place:	07570 Artà
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Infrastructure:

Description:

This authentic townhouse in the artist town of Artà has recently been stylishly refurbished to a high standard and from the roof terrace you can enjoy fantastic views of San Salvador.

On three levels, about 150 sqm of living space are distributed as follows: On the first floor you enter the living area, which passes a guest toilet, to the open fitted kitchen, which could accommodate a large dining table. From here you have access to the idyllic "patio" (courtyard), with Mediterranean planting. A small water basin with shower serves to cool down on hot summer days, but can also be used as a decorative water feature.

Behind the patio is the technical room with heat pump, water storage tank plus booster pump and water filter. Underfloor heating and air conditioning is installed in all rooms. The solar system on the roof can be used for electricity. An antenna system with satellite dish is available. Fiber optic cable is connected to the house.

On the second floor, the bright hallway leads to two bedrooms and a tasteful bathroom with ground-level shower. Of particular note are the natural stone walls throughout the house, which give a cozy ambiance. The bedroom with a view of the cathedral can also be used as an office from the installation.

The upper floor houses a bedroom with adjoining small breakfast terrace with wonderful views of the monastery of San Antonio de Pada. At the other end of the hallway is a modern bathroom with freestanding tub, from which you can enjoy a great view across the present terrace to the San Salvador Arta - pure relaxation! The sun terrace is accessible from the bathroom and the hallway. Here offers a small outdoor kitchen, whose connections have already been pre-installed.

All around a very tastefully renovated house, which is ready for you to move in directly! We look forward to your inspection requests.

Further equipment features: Underfloor heating and air conditioning w/k in all rooms, solar system on the roof, thermo glazed wooden windows and doors made of Siberian larch, solid new reinforced concrete ceilings, electrical installation according to star catalog, hot water supply with circulation pump, new local tiled roof with thermal insulation, as well as the gable walls, antenna system with satellite dish, fiber optics is attached to the house.

Please contact us for more information: +34 670 275 663 or arta@kensington-international.com

Location:

The medieval artists' town of Artà has become the secret capital of the northeast. Here you can immerse yourself in Mallorcan life all year round, explore galleries and boutiques, or enjoy culinary delights in historic courtyards. A wide range of activities for hikers, cyclists and golfers and, of course, many water sports, as well as three well-equipped marinas make the northeast a year-round destination. Countless sandy beaches and wild stone coves offer the greatest possible variety for long beach days. Manacor, the second largest city on the island, offers not only top shopping facilities and a general hospital, but also the Rafael Nadal Academy, an international school with a very good reputation.

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