



**KENSINGTON**<sup>®</sup>

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# High quality reformed townhouse with roof terrace and garage in quiet area of Artà



## general:

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<b>object number external:</b>	KPNO616	<b>Date:</b>	10.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	1935
<b>place:</b>	07550 Artá	<b>living space:</b>	191,00 m <sup>2</sup>
<b>Floor space:</b>	198,00 m <sup>2</sup>	<b>Total size of site:</b>	193,00 m <sup>2</sup>
<b>Number of Rooms:</b>	5,0	<b>Number of bedrooms:</b>	4,0
<b>Number of bathrooms:</b>	3,0	<b>Number of sep. bathrooms:</b>	1,0

## prices:

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**purchase price:** 835.000,00 €

## energy certificate:

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## contact person:

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## Infrastructure:

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## Description:

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This historic townhouse is currently being completely renovated by experienced hands and equipped with modern technology. In addition to its tasteful design, it impresses with a garage that can also be used as a patio, a roof terrace with jacuzzi, outdoor kitchen and wonderful views over the rooftops of the town. It is located in a quiet street within walking distance of the lively town center of Artá.

You enter the house into a bright open-plan living area. From here, passing a guest WC, you reach the fully equipped kitchen and the dining room, which can be closed off by a sliding element and can optionally be converted into a guest

room with en suite bathroom. Continue into the patio, which can be partially or fully covered and also serves as a garage. The integrated utility room offers plenty of storage space.

An elegant, original staircase leads to the second floor, where there are 2 bedrooms and a bathroom as well as the master bedroom with en suite bathroom and access to a small terrace. One floor above is the roof terrace with jacuzzi, summer kitchen and a fantastic view of the sunset - pure romance!

An exceptionally interesting townhouse where the new owner can still bring in and realize his own wishes, accompanied by experienced builders. Completion is planned for spring 2024. Well worth a viewing!

Further features: Garage, heating, air conditioning throughout the house, micro cement floor, stone walls, water softening system, PVC windows with wooden frames (double glazed), water deposit, fireplace, fitted wardrobes.

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

## Location:

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The medieval artists' town of Artà has become the secret capital of the northeast. Here you can immerse yourself in Mallorcan life year-round, explore galleries and boutiques, or enjoy culinary delights in historic courtyards and the marketplace. 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 hospital, but also the Rafael Nadal Academy, an international school with a very good reputation.

## images

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