



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Price reduction: Great natural stone finca between Artà and Capdepera with breathtaking views and 50 m2 pool



## general:

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<b>object number external:</b>	KPNO595	<b>as from:</b>	08.11.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2002
<b>place:</b>	07550 Artà	<b>living space:</b>	382,00 m <sup>2</sup>
<b>Floor space:</b>	453,00 m <sup>2</sup>	<b>Total size of site:</b>	21.515,00 m <sup>2</sup>
<b>Number of Rooms:</b>	7,0	<b>Number of bedrooms:</b>	6,0
<b>Number of bathrooms:</b>	4,0	<b>Number of sep. bathrooms:</b>	2,0
<b>Condition:</b>	groomed		

## prices:

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**purchase price:** 1.499.000,00 €

## energy certificate:

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**beaconing:** oil

## contact person:

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## Infrastructure:

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## Description:

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This spacious natural stone finca with a 50 m2 pool is located within easy reach of Artá and Capdepera. The property overlooks the mountains of the region as far as the picturesque monastery of San Salvador in Arta. Both towns can be reached in less than five minutes by car.

An automatic entrance gate leads to the private plot of the finca, which was built in 2002. The carport offers parking for two cars or four additional garages. You enter the house into the entrance hall with high ceilings and marble floors. From here you enter the two identically sized living areas, which are currently used separately and each have a spacious living room with dining area, a utility room, a guest WC, two bedrooms and a bathroom. One of the two apartments also has an open, fully equipped kitchen with a cooking island. From the living and dining area there is access to the 75 m2 covered terrace and the crystal-clear (50 m2 m) saltwater pool. On the upper floor of the house there are two further bedrooms with en suite bathrooms and a large sun terrace. The highlight here is the breathtaking panoramic view of the surrounding mountain landscape. The finca is surrounded by nature, a large lawn and many fruit trees. It offers plenty of space and retreat possibilities - well worth a visit!

Further features:

Full basement, iroko wood windows, sipo mahogany shutters, 2 fireplaces, solid teak interior doors, marble staircase, carport for 2 cars, 4 garages (two of which have electric gates), 5x10 m saltwater pool, mains electricity, own well (drinking water), heat pump for hot water, oil central heating, solar system with backup batteries (4kw/h), 75 m2 covered terrace, fully automatic irrigation, decalcification system, fiber optic internet up to 1000mb

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

## Location:

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The finca is located in a prime location and accessibility in a quiet area of Artà.

In Artà 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.

Colonia St. Pere can be reached in 15 minutes by car and is a dreamy place away from mass tourism. Here you can still find the original Mallorca. The town has a marina and is very popular with its excellent cafes and restaurants on the beach promenade to enjoy the sunset with a glass of wine and good food.

But also other countless beaches and bays can be reached shortly.

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