



**KENSINGTON**<sup>®</sup>

Finest Properties International

## Semi-detached house with sea views within walking distance of the beach in Es Carregador



## general:

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<b>object number external:</b>	KPNO679	<b>Date:</b>	18.07.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2001
<b>place:</b>	07580 Capdepera / Es Carregador	<b>living space:</b>	240,00 m <sup>2</sup>
<b>Floor space:</b>	270,00 m <sup>2</sup>	<b>Total size of site:</b>	450,00 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		

## prices:

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<b>purchase price:</b>	995.000,00 €	<b>rent per m<sup>2</sup>:</b>	10,91 €
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## energy certificate:

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<b>beaconing:</b>	electric
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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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This semi-detached house is situated in a beautiful location in Es Carregador (municipality of Capdepera) in the immediate vicinity of the sea and a small, rarely visited sandy beach.

The first floor is divided into the living / dining area with fireplace, a separate fully equipped kitchen and two bedrooms with bathroom. The bedrooms are equipped with air conditioning units, the living room has electric heating and a fireplace. On the second floor there are currently two apartments, each with a bedroom, bathroom and a living-dining

area with a small, fully equipped kitchen. This layout can easily be converted into four bedrooms. A staircase leads up to the roof terrace, which offers fantastic views as far as the sea. The beautiful terrace areas, the private garden with above-ground pool, the quiet location and walking distance to the sea make this property the perfect vacation home.

The towns of Cala Rajada, Capdepera and Artà are in the immediate vicinity and offer numerous shopping facilities and restaurants. Four golf courses in the vicinity round off the leisure facilities.

If you are looking for an easy-care and spacious property in a quiet location, but do not want to miss out on the proximity to shopping facilities and year-round lively places, you should definitely view this house!

Further features: Fireplace, air conditioning in the bedrooms, shutters, above ground pool, private garden, sun terrace with sea views.

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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Es Carregador is located between Cala Ratjada and Font de sa Cala, about three kilometers from Capdepera. Font de Sa Cala is within walking distance and offers a small bay embedded in gently sloping, slightly wooded rocky slopes. The sandy beach is approx. 200 meters long and many water sports such as windsurfing, sailing and diving are on offer. There are several restaurants in the immediate vicinity. The settlement of Font de Sa Cala is a small residential and vacation resort with a few hotels. In summer, the nostalgic "Cala Rajada Express" train runs several times from Font de sa Cala to Cala Rajada and back. There are several villas with fantastic views above the village. There are four excellent golf courses in the surrounding area, which can be reached in just a few minutes by car.

## images

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