



# Spacious townhouse with sunny terraces in Sóller, Mallorca



## general:

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|                                |                       |                            |                                 |
|--------------------------------|-----------------------|----------------------------|---------------------------------|
| <b>object number external:</b> | KPP06984              | <b>as from:</b>            | 09.12.2024                      |
| <b>usage:</b>                  | habitation            | <b>marketing method:</b>   | purchase                        |
| <b>property:</b>               | House                 | <b>construction year:</b>  | 1900                            |
| <b>place:</b>                  | 07100 Sóller          | <b>living space:</b>       | 365,00 m <sup>2</sup>           |
| <b>Floor space:</b>            | 390,00 m <sup>2</sup> | <b>Total size of site:</b> | 248,00 m <sup>2</sup>           |
| <b>Number of Rooms:</b>        | 7,0                   | <b>Number of bedrooms:</b> | 4,0                             |
| <b>Number of bathrooms:</b>    | 2,0                   | <b>Condition:</b>          | part / full renovation required |

## prices:

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**purchase price:** 830.000,00 €

## energy certificate:

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## contact person:

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|--------------------|------------------|----------------|------------------------------------|
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## Infrastructure:

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## Description:

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This townhouse is situated in Sóller, Mallorca, and it has the following advantages:

>> An excellent location in the heart of Sóller close to the main square.

>> It is a spacious, upscale house with windows on two sides and nice outside spaces (patio-terrace of 50m<sup>2</sup> in front of the living room + sunny rooftop terrace of 25m<sup>2</sup>).

>> It is in much better condition than many other available houses (last refurbishment 2001 incl. a new roof).

Still, the house needs some modernisation. There are detailed plans in line with the current building laws for the following measures: 1) garage for 1 car; 2) removal of a wall to let more light into the ground floor; 3) annex with 1-2

additional bedrooms; 4) installation of 2 additional bathrooms.

Current layout of the house (approx. 365m<sup>2</sup>): on the ground floor, entrance hall / sitting room, 2nd living room facing the garden, kitchen, 1 bedroom, 1 bathroom, 2 storerooms; on the first floor, 3 bedrooms, 1 bathroom; in the attic, 1 large open space.

Please ask us for further information (we have floor plans) or to arrange a viewing. We will not assume any liability for the information provided. Kensington reference: KPP06984

## Location:

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Sóller is located in the northwest of Mallorca, around 25 kilometers from Palma, nestled in the valley of the Serra de Tramuntana. The picturesque village is surrounded by citrus groves and offers an impressive backdrop with the surrounding mountains. Sóller is known for its historic architecture, charming squares and lively market hall. The village is connected to the port of Puerto Sóller by a nostalgic streetcar. The surroundings of Sóller are ideal for hiking and exploring the mountainous landscape of the Tramuntana.

## images

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Townhouse in Sóller Mallorca-entrance hall



Patio-garden



Townhouse in Sóller Mallorca-living area



Townhouse in Sóller Mallorca-Patio-garden



Townhouse in Sóller Mallorca-Kitchen



Townhouse in Sóller Mallorca-patio



Townhouse in Sóller Mallorca-bedroom



Townhouse in Sóller Mallorca-bedroom



Townhouse in Sóller Mallorca-bathroom



RENDER living after refurb



CONDITION NOW



Patio-garden



Patio-garden





Kitchen





Attic



Attic

