

Authentic, self-sufficient country house with pool,  
own well and photovoltaic system. With CÈDULA !

07450 Santa Margalida (Spanien), Finca - for sale

CCC-Ref.: K-0077



Living area approx.: 171 m<sup>2</sup> - Rooms: 5 - Purchase Price: 1,100,000 EUR



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CCC-Ref.	K-0077
Types of properties	Finca, House
Address	07450 Santa Margalida Mallorca Spanien
Floors in the house	2
Living area approx.	171 m <sup>2</sup>
Usable area approx.	493 m <sup>2</sup>
Balcony/terrace area approx.	303 m <sup>2</sup>
Plot approx.	7,009 m <sup>2</sup>
Rooms	5
Bedrooms	3
Bathrooms	3
Balconies	1
Terraces	4
Pets	permitted
Main energy source	Solar
Year of construction	2001
Last modernisation	2021
State	Well-kept
Available from	immediately
Total parking spaces	2
Type of pitch	Outdoor parking space
furnished	yes
View	Mountain view
Equipment / Characteristics	Air-conditioned, Balkon, Bathtub, Bidet, Built-in kitchen, Daylight bathroom, Fireplace, garden/use of garden,



Outdoor parking space, Shower, Store room, Swimmingpool,  
Terrace, Terracotta floor

Buyer's commission

When a contract is signed, the commission is paid by the  
vendor

Purchase Price

1,100,000 EUR

## Object description

Surrounded by the picturesque countryside of Santa Margalida and just 15 minutes from a dream beach, this enchanting finca impresses with its authentic charm and modern comfort. With a total of 3 bedrooms and 3 bathrooms, this property offers plenty of space for family, friends or guests. The spacious surrounding terraces are ideal for private parties or stylish events.

On the ground floor, you enter a cosy living room furnished with natural materials and a fireplace. The open-plan design seamlessly connects the living room with the fully equipped kitchen, which is presented in a timeless country house style. A bedroom with an en-suite bathroom is also located on this level, which is ideal for guests and ensures privacy and comfort.

A staircase leads to the first floor, where the stylish master bedroom and a further bedroom are located. Each bedroom has its own en-suite bathroom, offering the residents of the house maximum privacy.

The covered terrace offers a marvellous distant view of the mountains of Alcudia and the beautiful surrounding nature.

This authentic property is surrounded by a picturesque landscape that guarantees absolute privacy and tranquillity. Surrounding the property are spacious terrace areas that invite you to enjoy the warm Mallorcan sunshine. A beautiful pool offers a refreshing swim break and the garden is lovingly designed and maintained.

Here you can grow your own vegetables and herbs, the private well and a photovoltaic system offer you complete self-sufficiency.

The well-kept property is located approx. 5 minutes from Santa Margalida, a charming village on Mallorca, and the coast can be reached in approx. 15 minutes by car.

A generous plot with fertile soil rounds off this offer, the first soil samples have already been taken and the analysis results show that the soil is ideal for the cultivation of fruit or truffle plantations. There are already some fruit trees, such as mandarins, oranges and lemons.

This typical island finca in Santa Margalida is a true jewel in the midst of nature, without renouncing the amenities of the coast and the city.

Take advantage of this unique opportunity and arrange your visit now!

## Equipment

SAT-TV and internet connection; alarm system; waste water via septic tank; photovoltaic: total output of PV modules: 6.015 watts; water supply via well; generator tank 700l; heating oil tank 1000 l, oil central heating (radiators) and hot water; fireplace; 1 fitted kitchen with combi fridge and gas hob; utility room/technical room; 3 bathrooms (2 bathrooms with shower and one bathroom with double washbasin and bathtub); washing machine, pool 47m<sup>2</sup>; double-glazed wooden windows; aluminium Persianas; furnished.

## Other

Conditions and liability clause:

We will give the definite address only by viewing the real estate. Thank you for your understanding

The property can be visited by appointment



Phone: +34 971 566 178  
Mob: +34 682 755 801 (also WhatsApp)  
E-mail: [contact@ccc-real-estate.com](mailto:contact@ccc-real-estate.com)

Office opening hours:  
Monday - Thursday: 10:00 - 18:30  
Friday: 10:00 - 17:00  
Appointments outside the opening hours upon previous arrangement.

Further interesting offers at [www.ccc-real-estate.com](http://www.ccc-real-estate.com)

These details are based on information provided by the owner/property developer. Canaima Concept & Consulting, S.L. (CCC REAL ESTATE) does not guarantee the completeness, accuracy and timeliness of this information. Subject to error and prior sale.

The resulting purchase costs incurred when purchasing a property in Spain (land transfer tax, / possibly VAT, notary fees, administration fee and land register costs) are to be paid by the buyer. The broker's commission is to be paid by the seller.

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## Energy certificate

Year of construction	2001
Primary energy source	Solar
Energy consumption	131.10 kWh/(m <sup>2</sup> ·a)
CO2 Emissionen	28.80 kg CO <sub>2</sub> /(m <sup>2</sup> ·a)
Energy efficiency class	D



## Location

The municipality of Santa Margalida is around 60 kilometres from Palma and around 10 kilometres from the sea. A place where Mallorca is still Mallorca. The large parish church of Santa Margalida is evidence of its former prosperity. It was built in 1232 and remodelled in the 17th and 18th centuries. The weekly market in Santa Margalida invites you to shop and relax. The property offers a special ambience in the evening: experience the sun setting behind the mountain panorama. Here you can enjoy pure nature - rest and relaxation are the order of the day.



Pool



Pool terrace



Garden view



Outside view



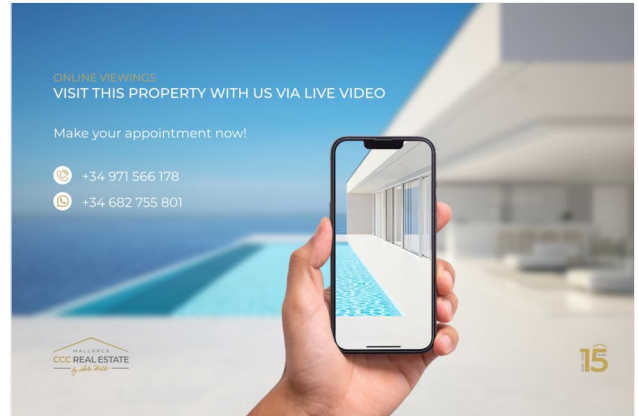
Views to the mountain



Vista exterior



Kitchen



Online viewing



Living room downstairs



Bedroom



Terrace



Master Bedroom



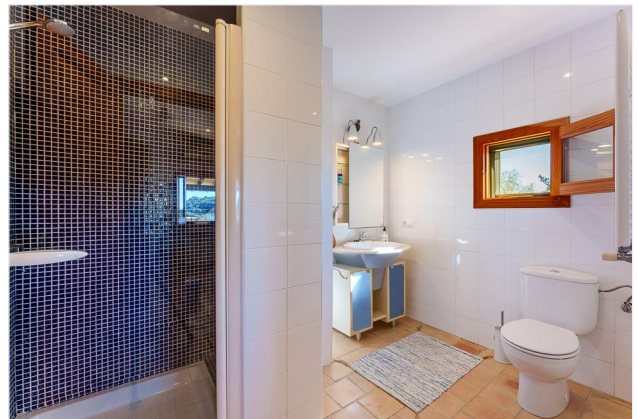
Bathroom en Suite



Living room upstairs



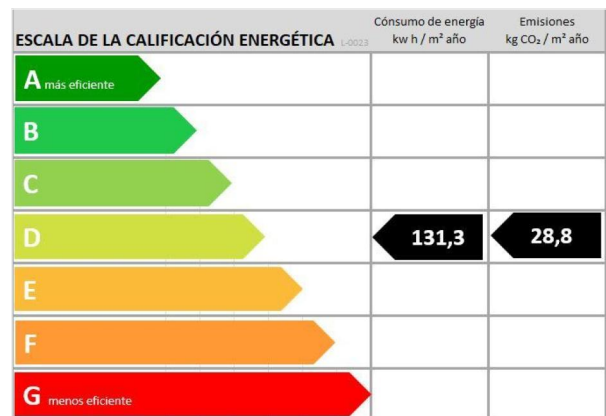
Terrace above



Bathroom downstairs



Views



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