

Authentic village house with 3 bedrooms, patio, roof garden and Mediterranean flair

07520 Petra (Spanien), Stadthaus - for sale

CCC-Ref.: E-0032



Living area approx.: 140 m² - Rooms: 6 - Purchase Price: 550,000 EUR



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CCC-Ref.	E-0032
Types of properties	House, Town House
Address	07520 Petra Mallorca Spanien
Floors in the house	2
Living area approx.	140 m ²
Usable area approx.	215 m ²
Plot approx.	167 m ²
Rooms	6
Bedrooms	4
Bathrooms	2
Balconies	1
Terraces	2
Heating type	Central heating
Main energy source	Oil
Year of construction	1900
Last modernisation	2016
State	Well-kept
Available from	Immediately
Total parking spaces	1
Type of pitch	Garage
furnished	yes
Area	Local situation
Surroundings	Shopping facilities, Residential area
Equipment / Characteristics	Air-conditioned, Balkon, Dusche, Einbauküche, Fireplace, Garage, Tageslichtbad, Terrasse, Tiled floor, Wintergarten



Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	550,000 EUR

Object description

This house has been lovingly and sensitively renovated into an authentic village house with Mediterranean charm. Situated in the historic quarter of Petra, you can reach shops for daily needs, restaurants, typical Mallorcan bars and even the theatre within a few minutes' walk. On the ground floor you will find the entrance area with staircase, the living/dining area, the modern bright kitchen, a cosy fireplace room, one double and one single bedroom and a modern shower room with natural light. From the living and dining area you can access the wonderful inner courtyard via the conservatory with mobile glass elements. An outdoor kitchen with gas barbecue, low-maintenance planting and the cosy ambience invite you to linger here. On the upper floor is the master bedroom with walk-in dressing room and a bright en-suite shower room. Another double bedroom rounds off the room layout. The highlight on this level is the large roof terrace with roof garden, from which an external staircase leads to the patio on the ground floor.

The garage with space for a (small) car, the washing machine, the dryer and the heating system are located directly at the house. For private wine storage, there is a small bodega in the basement. In this property you will enjoy the true Mallorca with contemporary comfort.

Equipment

Public water and electricity; kitchen with ceramic hob, oven, dishwasher and combi-fridge; washing machine and dryer in the garage; oil central heating and hot water preparation; air conditioning in some rooms; double glazed wooden windows and persianas; automatic irrigation of all patio plants under the stairs; cistern in the dining room as decoration; telephone connection can be reactivated, WLAN and SAT-TV available; outdoor kitchen and gas barbecue in the patio; roof terrace with garden beds; modernisations 2016-2017; garage; furnished (without music system, without art objects).

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

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

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	1900
Primary energy source	Öl
Energy consumption	28.10 kWh/(m ² ·a)
CO2 Emissionen	28.10 kg CO ₂ /(m ² ·a)
Energy efficiency class	D



Location

The quiet wine town of Petra lies between Manacor and Sineu in the island's interior and has retained its traditional charm. The slowness of being is a must here. Visiting the weekly market, drinking a "café con leche" with the locals, having a chat or tasting sauvignon, merlot or chardonnay in one of the well-known bodegas are the relaxing aspects of this village life. The town's most famous son is the Franciscan friar Junípero Serra who was sent as a missionary to the New World towards Mexico in 1747.

From Petra, Palma and Manacor can be reached quickly by car, as well as the coasts in the north and east of the island. You can even travel the 44 km to the charismatic capital Palma by train. You can also reach Manacor comfortably by train if you want to leave your car at home. The beautiful beaches of Son Serra de Marina, Colonia de Sant Pere or Can Picafort are about 20 km away.



Mediterranean patio



Terrace with flowerbeds



Spacious rooms



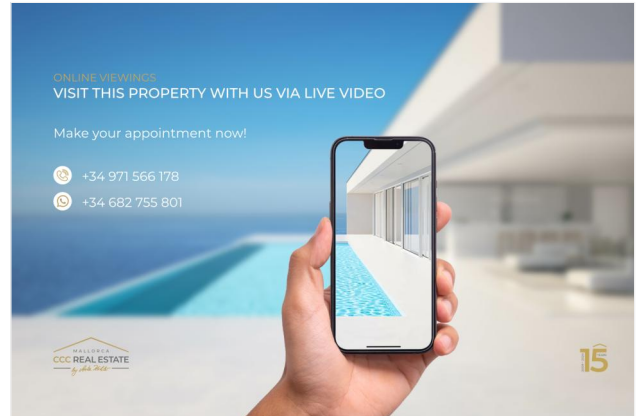
Dining area



Living room



View to the exterior



Online viewing



Modern kitchen



Cosy...



...room with fire place



Double bedroom groundfloor



Single bedroom groundfloor



Bathroom with shower ground floor



Masterbedroom...



... with dressing room...



... and mediterranean decoration



Bathroom with shower en suite first floor



Double bedroom first floor



Staircase



Roof terrace with...



... flower beds and...



... terrace table



Cosy corner



Huge terrace table



Patio with...



... interior and exterior stairs

