

Charming finca with pool and guest house near Artà

07570 Artà (Spanien), Finca - for sale

CCC-Ref.: E-0049



Living area approx.: 309 m² - Rooms: 9 - Purchase Price: 1,480,000 EUR



Charming finca with pool and guest house near Artà

CCC-Ref.	E-0049
Types of properties	Finca, House
Address	07570 Artà Mallorca Spanien
Floors in the house	2
Living area approx.	309 m²
Usable area approx.	542 m²
Plot approx.	23,082 m²
Rooms	9
Bedrooms	5
Bathrooms	4
Balconies	1
Terraces	4
Heating type	Underfloor heating
Main energy source	Oil
Year of construction	1997
Last modernisation	2023
Available from	By agreement
Type of pitch	Outdoor parking space, Carport
furnished	yes
View	Distant view
Area	Finca area
Surroundings	Calm area
Equipment / Characteristics	Abstellraum, Außenstellplatz, Badewanne, Balkon, Carport, Dusche, Einbauküche, Fliesenboden, Garten/Gartennutzung, Gäste-WC, Kamin, Swimmingpool, Tageslichtbad, Terrasse, Wintergarten
Buyer's commission	When a contract is signed, the commission is paid by the



vendor

Purchase Price	1,480,000 EUR
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Object description

This remarkable finca impresses with its successful combination of rustic flair and an authentic property. You enter the spacious property through an electric entrance gate, the front courtyard offers a carport for two to three cars as well as additional outdoor parking spaces.

The light-flooded entrance area is a real feature. The view immediately falls on the unique atrium in the middle of the finca, this forms the heart of the property and fills the interior with natural sunlight. From the entrance area, you have access to a bedroom with en-suite bathroom, a guest toilet and you reach the master bedroom with en-suite bathroom and a private conservatory, which stands out especially in the colder months, with its own fireplace and distant views of the castle of Capdepera. Stairs upstairs lead to a further bedroom with en suite bathroom and access to the roof terrace with views over the whole property. This studio can also be reached via a separate external staircase.

On the opposite side of the atrium is the spacious living room with high ceilings and an impressive fireplace. Directly adjacent is the dining room with access to the Mallorcan kitchen. From here you have access to the two inviting terraces, which offer a magnificent view of the pool area, nut trees and barbecue area. The spacious pool terrace next to the impressive infinity pool, completes the picture and offers a great view of the Mallorcan-rustic surroundings of the property.

In addition to the main house, there is a guest house about 10 metres away with three cosy rooms and a fully equipped kitchen. The guest house needs partial renovation and offers space for individual design ideas.

Would you like to become the proud owner of this unique finca with guest house and large plot? Contact us now and make your dream come true! Feel free to ask for the link for the property video to get a first impression.

Equipment

2x wells; water via cistern; public electricity; waste water via Fosa Septica; hot water via electric boiler, solar boiler, gas boiler; decalcification system; telephone and internet connection; oil heating (underfloor heating); 2x fireplace; double glazed wooden windows with brown wooden persianas (shutters); outdoor pool 12mx5m with lighting; carport; outdoor parking space; fitted kitchen with: Ceramic hob, oven, fridge; Washing machine; Guest WC; Guest house with kitchen; 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

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	1997
Primary energy source	Öl
Energy consumption	117.60 kWh/(m ² ·a)
CO2 Emissionen	32.80 kg CO ₂ /(m ² ·a)
Energy efficiency class	D



Location

This property is located in the finca area of Artà in the northeast of the island. The village is known for its historic pilgrimage church with castle complex and its medieval charm. Artà offers a pedestrian zone with designer, artist and delicatessen shops as well as various street cafés. Shopping facilities for daily needs and medical care are also available all year round. In the vicinity of Artà there are many beautiful sandy beaches and bays with crystal-clear water to discover, including Cala Mesquida, Cala Agulla or Cala Torta. The tourist town of Cala Ratjada, about 15 minutes away by car, offers a varied leisure and sports programme as well as a beautiful harbour promenade with restaurants, bars and cafés that invite you to stroll. Within a radius of approx. 20 km you will find four beautiful golf courses. You can reach the airport in 60 minutes by car.



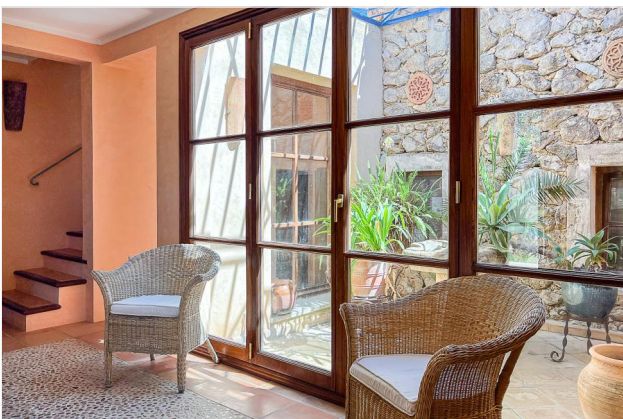
Entry



Carport



Finca



Entrance area



Atrium



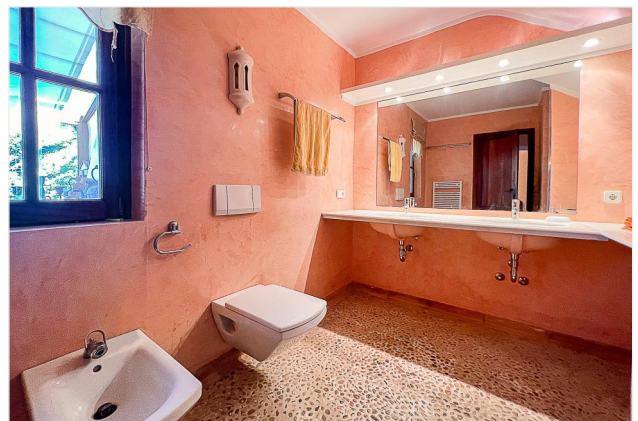
Bedroom with...



...bathroom en suite



Master bedroom with...



...bathroom



Conservatory with fireplace



Conservatory



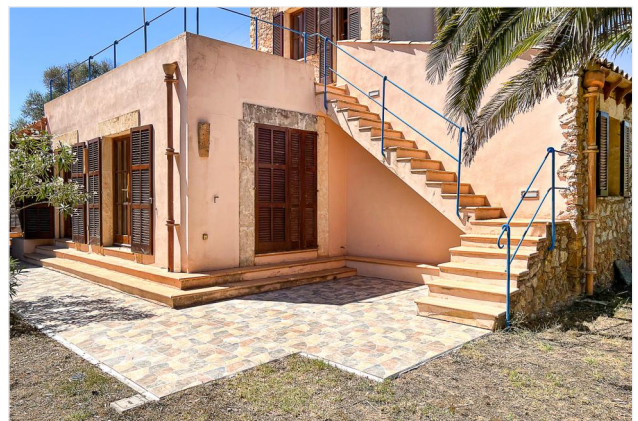
Studio with bedroom and...



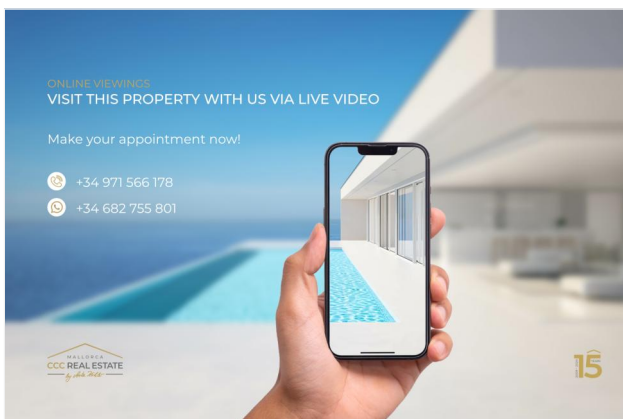
...bathroom en suite



Roof terrace



Separate entrance studio



Online viewing



Living room



Dining room



Kitchen



Terrace



Terrace



Pool terrace



Guest house



Impressions guest house



Impressions guest house



Terrace guest house

ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Cósumo de energía kw h / m² año	Emisiones kg CO ₂ / m² año
A	más eficiente		
B			
C			
D			
E		117.6	32.8
F			
G	menos eficiente		