

## Charming terraced corner house with garden near the beach

07589 Font de Sa Cala (Spanien), Reihenhhaus - for sale

CCC-Ref.: R-0077



Living area approx.: 55 m<sup>2</sup> - Rooms: 3 - Purchase Price: 420,000 EUR



## Charming terraced corner house with garden near the beach

CCC-Ref.	R-0077
Types of properties	House, Terraced house
Address	07589 Font de Sa Cala Mallorca Spanien
Floors in the house	2
Living area approx.	55 m <sup>2</sup>
Usable area approx.	71 m <sup>2</sup>
Balcony/terrace area approx.	16 m <sup>2</sup>
Garden area approx.	18 m <sup>2</sup>
Plot approx.	67 m <sup>2</sup>
Rooms	3
Bedrooms	2
Bathrooms	1
Balconies	1
Terraces	2
Pets	permitted
Main energy source	Electricity
Year of construction	1998
Last modernisation	2015
State	Well-kept
Available from	Immediatly
Type of pitch	Outdoor parking space
furnished	yes
View	Distant view
Area	Urbanization
Surroundings	Bus, Shopping facilities, Fitness, Hotels, Close to the sea, Playground, Close to the beach, Tennis court

Equipment / Characteristics	Abstellraum, Außenstellplatz, Badewanne, Balkon, Einbauküche, Garden, Garten/Gartennutzung, Guest WC, Tageslichtbad, Terrasse, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Community fees	10 EUR
Purchase Price	420,000 EUR

## Object description

Upon entering the property, you are greeted by a terrace that invitingly surrounds the house. The entrance area opens into a spacious, open-plan living/dining area. A well-equipped fitted kitchen also awaits you on the ground floor. A practical guest WC is also located on this level. This spatial arrangement allows for practical movement between the living areas and creates a homely atmosphere.

A spiral staircase in the living area leads to the upper floor, where you will find a comfortable double bedroom and a single bedroom. The utility room is also located on the upper floor, offering a practical solution for storing household items. A stylish bathroom with natural light and a bathtub completes this floor.

But without a doubt, the cosy garden attracts most of the attention. Both the front and rear gardens invite you to linger and relax, and they give the property a cosy atmosphere. In the rear garden area there is also a garden shed, which is ideal for storing garden tools or other utensils.

Feel free to ask for the link for the property video to get a first impression.

## Equipment

Public electricity and water supply; year of construction approx. 1998; fitted kitchen with induction hob, oven, microwave, dishwasher, refrigerator; utility room with washing machine; 2 double bedrooms, 1 bathroom with tub and window, 1 guest toilet; plastic windows with double glazing; internet and telephone connection can be reactivated, SAT-TV; garden shed; radiators; a building permit for a Jacuzzi in the garden can be applied for.

## 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

Energy certificate

Is available at the time of viewing

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## Location

This idyllic house with garden is located in the quiet residential area of Font de Sa Cala in the northeast of Mallorca. The location is ideal and offers, among other things, many possibilities to engage in sports. Golf lovers will find four attractive and very well maintained golf courses within a radius of approx. 25km. If you are looking for a bit more hustle and bustle, Cala Ratjada offers a wide range of sports and leisure activities, recommendable restaurants and a colourful nightlife all year round (approx. 3 km). The medieval towns of Artà and Capdepera are also always worth a visit. The beach of Font de Sa Cala can be reached on foot in about 5 minutes and there are other great sandy beaches within a radius of 3 - 15 km!

You can reach the airport in approx. 60 minutes





Entrance of the house



Private terrace with...



...main entrance to dining room.



Cosy living area with...

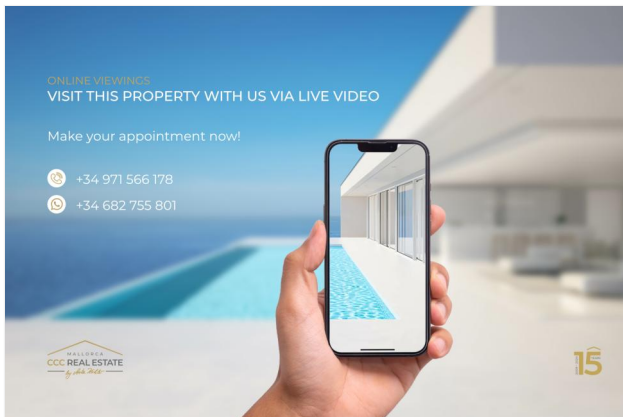


...Guest WC



Spacious fitted kitchen





Online viewing



Spiral staircase to the sleeping area



Bedroom with distant view



Single bedroom



Bathroom with...



...bathtub





Cosy garden with...



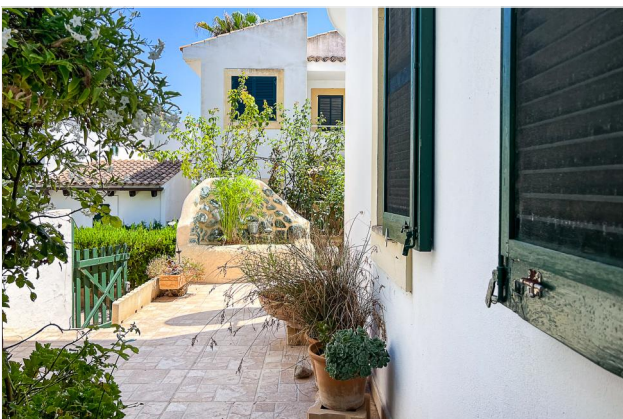
... Garden cottage



Terrace with ...



...dining area



Idyllic fountain