

Exclusive property: Luxury villa with panoramic views, vineyard and pool

07570 Artà (Spanien), Finca - for sale

CCC-Ref.: H-0079



Living area approx.: 470 m² - Rooms: 9 - Purchase Price: 5,290,000 EUR



Exclusive property: Luxury villa with panoramic views, vineyard and pool

CCC-Ref.	H-0079
Types of properties	Finca, House
Address	07570 Artà Mallorca Spanien
Living area approx.	470 m ²
Usable area approx.	840 m ²
Plot approx.	21,906 m ²
Rooms	9
Bedrooms	6
Bathrooms	6
Balconies	1
Terraces	4
Heating type	Underfloor heating
Main energy source	Gas
Year of construction	1985
State	as good as new
Equipment	Luxus
Available from	By arrangement
Type of pitch	Outdoor parking space, Carport
furnished	partly furnished
View	Distant sea view
Area	Local situation
Surroundings	Pharmacy, Doctor, Bus, Shopping facilities, Residential area
Equipment / Characteristics	Air-conditioned, Balkon, Bathtub, Built-in kitchen, Carport, Daylight bathroom, Fireplace, garden/use of garden, Guest WC, Marble floor, Outdoor parking space, Shower, Swimmingpool, Terrace
Buyer's commission	When a contract is signed, the commission is paid by the



vendor

Purchase Price	5,290,000 EUR
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Object description

On the edge of the medieval town of Artà stands this manor house, which has become a truly prestigious property following extensive restoration work in recent years. This jewel seamlessly combines classic elegance and modern design, both in its exterior appearance and its sophisticated interior.

Consisting of a main house, two guest flats and a guest house, the property offers a total of four exclusive residential units. The outdoor area impresses with various terraces, a vineyard, lush gardens and a historic mill tower, which together create an impressive overall picture.

A private driveway leads through Mediterranean plants to reach the courtyard and the entrance to the main house. A partially covered terrace with an inviting lounge offers a picturesque view of a water spring and the surrounding countryside. The open terrace area next to the fountain invites you to enjoy the sun while marvelling at the breathtaking views from the city to the sea.

The main house extends over a generous living space of around 400 m² on the ground floor, which is characterised by high-quality features such as marble tiles, elegant stucco walls and underfloor heating. Here you will find a reception hallway, a guest WC, a studio with panoramic views and en suite bathroom, a light-flooded living room with adjoining fireplace room, a dining room, a fully equipped kitchen with dining area, a laundry room and a staircase. The upper floor houses the master bedroom with en suite bathroom, two further double bedrooms and a spacious shared bathroom. All bedrooms have access to an impressive 100 m² balcony with panoramic views.

Winding paths lead across the property to a tantalising pool area. Relax on the terrace in the shade of the historic mill tower or directly on the green sunbathing lawn by the approx. 60 m² pool under palm trees.

The guest flats are located below the terrace of the main house and offer comfortable living and sleeping areas as well as bathrooms with shower. One flat also has an integrated kitchenette. Central heating and air conditioning ensure a cosy atmosphere all year round.

The private driveway to the guest house winds its way through green vineyards and promises absolute privacy, peace and relaxation. The guest house impresses with a living space of around 78 m² with an open-plan living area including kitchen, a bedroom with open-plan dressing room and a bathroom with shower. The wine cellar "Bodega" is located directly under the living area and surprises with illuminated wine barrels, which are visible through a glass floor in the living room.

The spacious plot of around 21,000 m² offers ideal conditions for growing grapes, which currently enables the production of up to 800 bottles per vintage. In the next 3-4 years, this quantity could be increased to an impressive 5,000 bottles.

The numerous retreats invite you to explore the rural estate from ever new perspectives. A romantic dinner under the stars is the crowning glory.

Experience the uniqueness of this estate for yourself.

Equipment

Built approx. 1985; renovated from 2006 on; public electricity; own well; hot water via gas boiler; decalcification system with microfilter; cistern; terraces and garden with lighting; vines; pool (15m x

4m); internet and SAT-TV connection available; various fruit trees; alarm system; partly furnished.

Main house: Fitted kitchen with induction hob, oven (BOSCH), microwave (SIEMENS), dishwasher, combi fridge (BOSCH) and wine fridge; utility room with washing machine; underfloor heating and partly additionally supported by radiators via gas; integrated air-conditioning (hot/cold); marble and micro-cement flooring; guest toilet; stucco walls; beamed ceilings; high-quality wooden windows with double glazing and white wooden persiana (shutters); carport with 2 car parking spaces; intercom.

Guest flats: One with kitchenette; central heating via radiators; high-quality wooden windows with double glazing and teak wood persiana (shutters); air-conditioning units; polished micro cement - flooring.

Guest house: fitted kitchen; high quality wooden windows with double glazing; wine cellar (bodega); air conditioners; open dressing room.

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

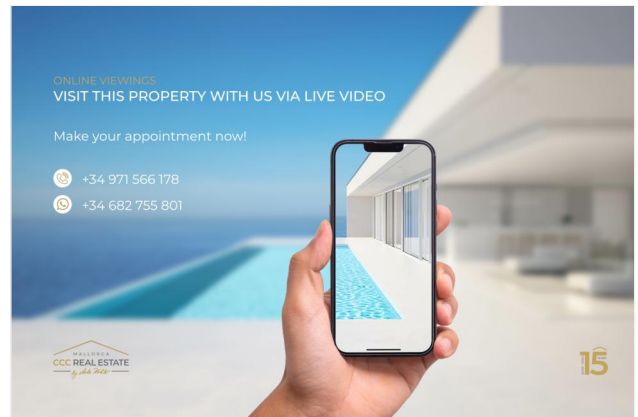
Year of construction	1985
Primary energy source	Gas

Energy consumption	174.60 kWh/(m ² ·a)
CO2 Emissionen	37.00 kg CO ₂ /(m ² ·a)
Energy efficiency class	E



Location

The charming town of Artà is nestled in a green mountain landscape in the north-east of the island. Known for the Sant Salvador pilgrimage church with its imposing fortress, the small town still retains its medieval reputation. You will find the estate on the outskirts of the town. Everything you need for everyday life is within walking distance. On the Plaça and in the winding streets around it, street cafés, bars, restaurants and various designer shops invite you to enjoy and linger. In addition to the medieval fortress, the region's highlights include beautiful sandy beaches and bays with turquoise-blue sea. The village has a year-round infrastructure and is about 60 minutes by car from the capital Palma.



Online viewing

