

Magnificent historical and modernized finca with old style elements, 4 bedrooms + guesthouse and pool

07689 Capdepera (Spanien), Finca - for sale

CCC-Ref.: B-0037



Living area approx.: 440 m² - Rooms: 7 - Purchase Price: 2,450,000 EUR



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CCC-Ref.	B-0037
Types of properties	Finca, House
Address	07689 Capdepera Mallorca Spanien
Floors in the house	2
Living area approx.	440 m ²
Usable area approx.	540 m ²
Plot approx.	60,595 m ²
Rooms	7
Bedrooms	5
Bathrooms	4
Balconies	1
Terraces	3
Heating type	Underfloor heating
Main energy source	Oil
State	as good as new
Available from	by arrangement
Total parking spaces	1
Type of pitch	Garage
furnished	yes
View	Distant view
Area	Finca area
Surroundings	Calm area, Close to the beach
Equipment / Characteristics	Abstellraum, Air-conditioned, Badewanne, Balkon, Dusche, Einbauküche, Fireplace, Garage, Garten/Gartennutzung, Guest WC, Swimmingpool, Tageslichtbad, Terrakottaboden, Terrasse, Tiled floor



Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	2,450,000 EUR

Object description

Nestled in the beautiful nature of the northeast coast, close to some fantastic beaches and bays, yet only a few minutes drive from Artá, is an exceptional country house whose old 17th century walls have been renovated and modernised. Only high quality materials have been used and some typical Majorcan style elements have been preserved. The house is accessed via a driveway lined with lush oleander bushes. On the ground floor there is the entrance hall with a massive old wooden door, the very spacious kitchen with bright built-in furniture and a large dining table, adjoining the also spacious dining area, as well as an elegant living room with exit to the terrace, which offers a magnificent view. Both in the dining area and in the living room there is a fireplace for a cosy atmosphere. Near the entrance there is a guest toilet with a brick shower. In the cellar are the housekeeping room and a well-tempered wine cellar.

Half a staircase above the ground floor is a guest room. On the upper floor there is a light-flooded living room with access to the balcony, the master bedroom with spacious bathroom en suite, a spacious guest room with shower and bath en suite, as well as a children's room, which could also be converted into a walk-in closet.

On the ground floor there are micro-cement floors, on the first floor tiles. Partially there is underfloor heating on the upper floor, the rest has radiators (oil heating).

Around the house there are inviting terraces and fantastically well-kept green areas. Next to the garage is a covered terrace with a brick outdoor kitchen and a heated pool with counter current, cover and sun terrace.

Next to an antique windmill an old wall has been converted into a 90 m² guesthouse. Here is a spacious living area with kitchenette and fireplace as well as a bedroom and a bathroom with shower. An electric underfloor heating was installed.

Equipment

Public electricity and water connection; 1 own well; fitted kitchen with all built-in appliances; utility room and wine cellar in the basement; 2 large fireplaces; guest toilet with shower; double glazed windows of Meranti tropical wood, also the persianas and doors; on the ground floor micro cement floors and on the upper floor terracotta tiles. On the upper floor partially there is floor heating, in the rest of the house radiators. New oil central heating (2018), oil tank in separate heating cellar; wine cellar; air conditioning in master bedroom and guest house; separate guest house with living/bedroom, kitchenette, bathroom; old renovated windmill, further old masonry; heatable pool with countercurrent system and cover, sun terrace and outside kitchen; telephone connections, internet and satellite TV available.

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

Primary energy source	Öl
Energy consumption	99.90 kWh/(m ² ·a)
CO2 Emissionen	27.30 kg CO ₂ /(m ² ·a)
Energy efficiency class	D



Location

The location of this exceptional property is excellent: only about 1km from the popular natural beach in Cala Mesquida, only a few minutes by car to the famous holiday resort Cala Ratjada, which not only has fantastic beaches, but also a charismatic port, good restaurants and great shopping and nightlife. It is also only a few kilometres to the attractive medieval town of Artá, with its picturesque alleys, the weekly market with its varied offers and the typical bars and restaurants. The quaint little town of Capdepera, with its narrow, shady streets, typical bars and shops and medieval castle, is in the immediate vicinity. On this outstanding finca you can enjoy the wonderful silence, or in a few minutes you can plunge into the hustle and bustle of a lively holiday resort. There are four well-known and popular golf courses nearby, hikers as well as cyclists will get their money's worth, and sufficient water sports activities are also provided. A very privileged place with a very interesting property!



Historic refurbished mansion...



Access road lined with flowers



View from the pool to the house



... embedded in a lush vegetation



Entrance



Huge kitchen with table



Dining room with fire place



Living room with fire place...



... and several couches



Covered terrace



Guest-toilet with shower



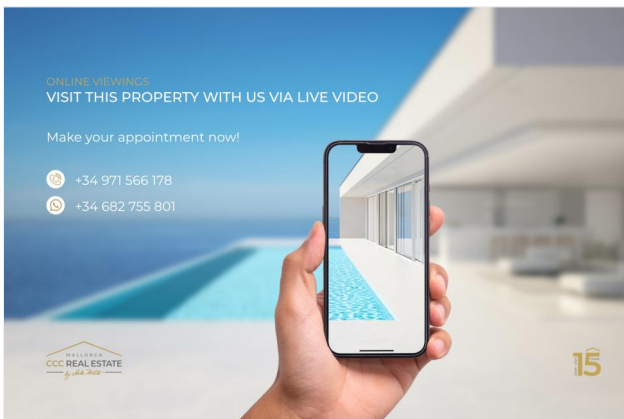
Master bedroom with...



... bathroom en suite



Open Living area/office in the first floor



Online viewing



Double bedroom on the mezzanine floor



Double bedroom 3 on the first floor



Spacious and light master-bathroom



Elegant master bathroom



Separate little guest house



Spacious living/dining area in the guest house



View to the kitchen of the guest house



Bedroom in the guest house



Pool with fantastic panoramic views



Relaxing at the pool



Refurbished mill



Marvellous garden



Well-kept ground with many trees



View over the huge terrain

ESCALA DE LA CALIFICACIÓN ENERGÉTICA <small>B-0037</small>		Cósumo de energía kw h / m² año	Emisiones kg CO ₂ / m² año
A	más eficiente		
B			
C			
D		99.9	27.3
E			
F			
G	menos eficiente		