

## Newly renovated Mallorcan village house – pool, roof terrace and rental licence for 8 places

07580 Capdepera (Spanien), Stadthaus - for sale

CCC-Ref.: K-0057



Living area approx.: 190 m<sup>2</sup> - Rooms: 5 - Purchase Price: 849,000 EUR



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CCC-Ref.	K-0057
Types of properties	Ferienimmobilie, House, Town House
Address	07580 Capdepera Mallorca Spanien
Floor	Ground floor
Floors in the house	2
Living area approx.	190 m²
Usable area approx.	260 m²
Plot approx.	230 m²
Rooms	5
Bedrooms	4
Bathrooms	3
Balconies	1
Terraces	2
Pets	permitted
Main energy source	Electricity
Year of construction	1915
Last modernisation	2022
Equipment	gehoben
Available from	Immediately
Total parking spaces	1
Type of pitch	Garage
furnished	yes
View	Mountain view
Area	Local situation
Surroundings	Pharmacy, Doctor, Bus, Shopping facilities, Golf course,

	Hotels, Near highway, Police, Post Office, Calm area, Residential area
Equipment / Characteristics	Air-conditioned, Als Ferienimmobilie geeignet, Balkon, Basement, Dusche, Einbauküche, Fireplace, Garage, Swimmingpool, Terrasse, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	849,000 EUR

## Object description

This village house impresses with its generous room layout and its bright ambience. It is located in the centre of Capdepera. On the ground floor, the house has a large entrance area, a double bedroom, bathroom, open living area with adjoining open new fitted kitchen, as well as the large dining room with fireplace from which you have direct access to the patio. In the patio you will find the newly built pool with sunbathing area and a covered area to spend barbecue evenings. Despite the early construction year of the house, the floors (Mediterranean tiles) and also the ceiling, which is reinforced with wooden beams, are in excellent condition. Via the stairs you reach the 1st floor. Here there are another 3 double bedrooms. There are also two newly modern bathrooms with large showers. The special feature of the house is the L-shaped sun terrace. In addition, it has a further storage room on the 1st floor with a covered balcony, which can still be finished, from where you can enjoy the views over the roofs of Capdepera to the distant mountains and the sea on hot summer days. In addition, this property has a garage with space for a car, a cellar underneath and a holiday rental licence with 8 bed spaces.

A house to move straight into! - In a pleasant residential area.

Please ask for the link to the property video to get a first impression!

## Equipment

Public electricity and water supply; hot water by gas boiler; air-conditioning in all rooms (hot/cold); wood-burning stove in dining room; cistern (not functional); pre-installation descaling system; open kitchen with induction hob, oven, integrated microwave, dishwasher, fridge; utility room; tiled floors; wooden ceiling beams; wooden windows; brown wooden persianas; wooden windows with single glazing; pool (approx. 5.30 x 3.20) illuminated; Garage; Internet connection available; SAT-TV; Telephone connection can be reactivated; Holiday rental licence for 8 places.

## 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

Year of construction	1915
Primary energy source	Strom
CO2 Emissionen	136.10 kg CO <sub>2</sub> /(m <sup>2</sup> ·a)
Energy efficiency class	E



## Location

This village house is located in the municipality of Capdepera, in the northeast of the island. Experience the authentic Mallorcan ambience with a touch of modernity. The village is surrounded by beautiful nature and is close to numerous beaches (e.g. Cala Mesquida, Son Moll, Cala Gat, Cala Agulla,...). Enjoy the quiet life with a very good connection to the neighbouring villages Artà and Cala Ratjada (approx. 10 minutes by car). The nearby villages offer you a year-round infrastructure as well as a wide range of sports and leisure activities, attractions, clothes and souvenir shops, recommendable restaurants, bars and cafés. Golfers in particular will get their money's worth in this area. In the immediate vicinity of approx. 3 km you will find a very attractive golf course and three others within a radius of approx. 10 km. The airport can be reached in about 60 minutes by car.





Liegebereich



Glamorous entrance area



Antique meets modern



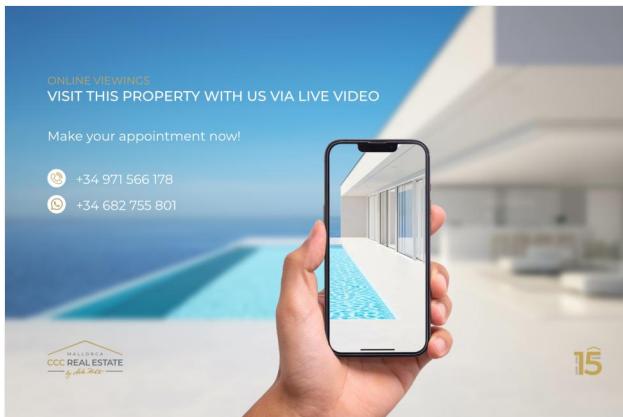
New and modern fitted kitchen



Open living area with...



Open dining room...



Online viewing



...with adjoining bathroom



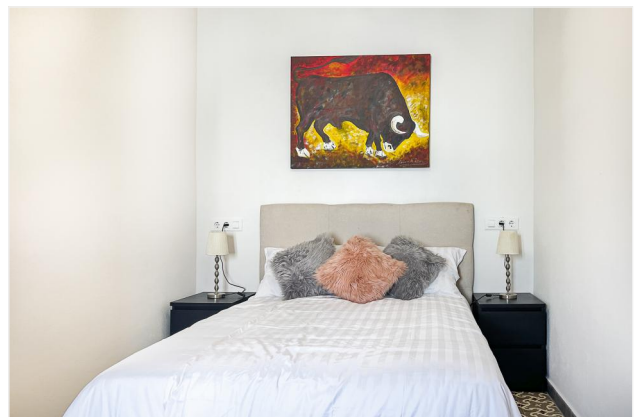
Patio with barbecue area and...



...Pool



Hallway with high ceilings to the bedrooms



Double bedroom





Hallway to the bathrooms



Further double bedroom



First modern bathroom and...



...second modern bathroom



Acceso a la azotea



Great roof terrace with view...



...onto the patio



View from the roof terrace

ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Cósumo de energía kw h / m² año	Emisiones kg CO <sub>2</sub> / m² año
A	más eficiente		
B			
C			
D			31,5
E		136,1	
F			
G	menos eficiente		





## First Floor

