

## Townhouse in Artà with renovation project

07570 Artà (Spanien), Stadthaus - for sale

CCC-Ref.: C-0067



Living area approx.: 252 m<sup>2</sup> - Rooms: 7 - Purchase Price: 275,000 EUR



## Townhouse in Artà with renovation project

CCC-Ref.	C-0067
Types of properties	House, Town House
Address	07570 Artà Mallorca Spanien
Floors in the house	3
Living area approx.	252 m²
Usable area approx.	226 m²
Plot approx.	123 m²
Rooms	7
Bedrooms	5
Bathrooms	2
Terraces	1
Pets	permitted
Main energy source	Electricity
Year of construction	1830
Available from	By arrangement
furnished	partly furnished
Area	Center
Equipment / Characteristics	Abstellraum, Badewanne, Dusche, Einbauküche, Fireplace, Terrasse, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	275,000 EUR

## Object description

Welcome to this charming townhouse, which was built in 1935 and has a living area of approx. 226 m<sup>2</sup>. A basic project for a fundamental refurbishment exists for this property, the application for planning permission has already been submitted and is intended to transform this townhouse into a true one-of-a-kind. According to the renovation plan, a light-flooded entrance area will be designed on the ground floor, extending over two floors to the first floor. In addition, two bedrooms and a living area will be designed to the adjoining patio. This patio opens upwards and thus creates a connection to nature, creating a bright atmosphere in the middle of this townhouse. The first floor is to become the heart of this house. Here, an additional bedroom with adjoining en-suite bathroom and a spacious living/dining area, with light-flooded windows and an open kitchen, will be created to meet the most modern living requirements. The first floor is the ideal finishing touch with a master bedroom including en suite bathroom and a unique atrium that combines living space, outdoor seating and roof terrace in a modern way. The three floors will be cleverly connected by a newly designed staircase on the inside. The entire property benefits from a natural patio and light-filled entrance area, each extending over all three floors and making this townhouse so special.

Contact us now to become the new owner of this townhouse with unique redevelopment project! The exposé photos show the actual condition, renderings of the renovation project can be provided on request. The application for the rebuild permit was already submitted in May 2023.

## Equipment

Year of construction 1935; public water and electricity connection; hot water via gas boiler; pantry kitchen with ceramic hob, oven, refrigerator and washing machine; tiled floor and partly concrete upstairs; wooden windows with single glazing and brown wooden persiana (shutters); open fireplace; pellet cooker; W-LAN and telephone connection can be reactivated, SAT-TV is 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](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	1830
Primary energy source	Strom
Energy consumption	136.60 kWh/(m <sup>2</sup> ·a)
CO2 Emissionen	35.50 kg CO2/(m <sup>2</sup> ·a)
Energy efficiency class	E



## Location

The townhouse is located in the centre of Artà, a lively Mallorcan town in the northeast of the island. It is known for its historic buildings including a castle complex with medieval charm. The central pedestrian zone offers designer, artist and delicatessen shops as well as several street cafés with dreamy backyards. Shopping facilities for daily needs and medical care are also available all year round. There are many picturesque sandy beaches and bays with crystal-clear water to discover in the immediate vicinity, including Cala Mesquida, Cala Agulla, Cala Torta and Bahía de Alcúdia. The town of Cala Ratjada, about 15 minutes away by car, offers a varied leisure programme as well as a beautiful harbour promenade with restaurants, bars and cafés that invite you to stroll. Golf lovers will find four beautiful golf courses within a radius of 20 km. You can reach the airport in approx. 60 minutes.

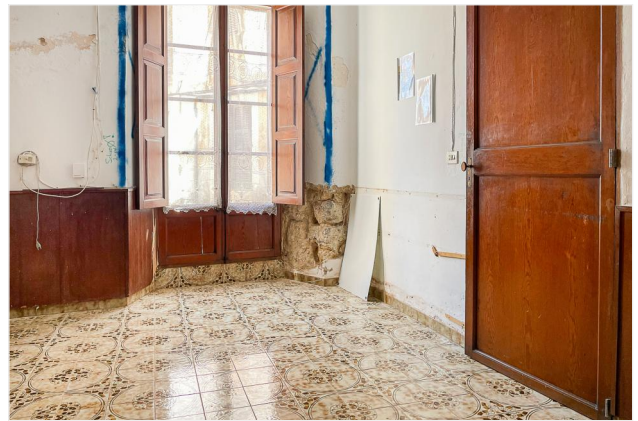




Entrance area



Fireplace room



Bedroom



Kitchen



Corridor to the patio





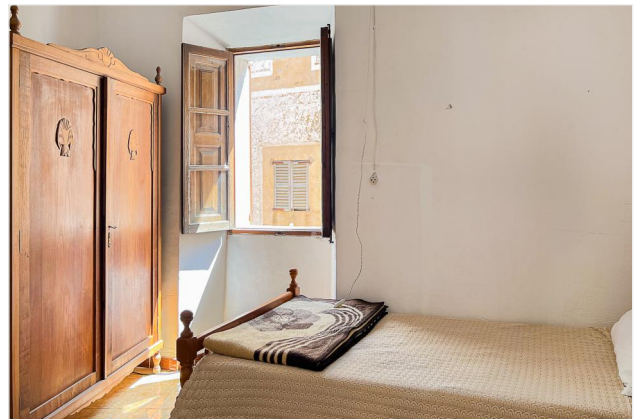
Patio with...



...Bathroom



Anteroom upper floor



Bedroom

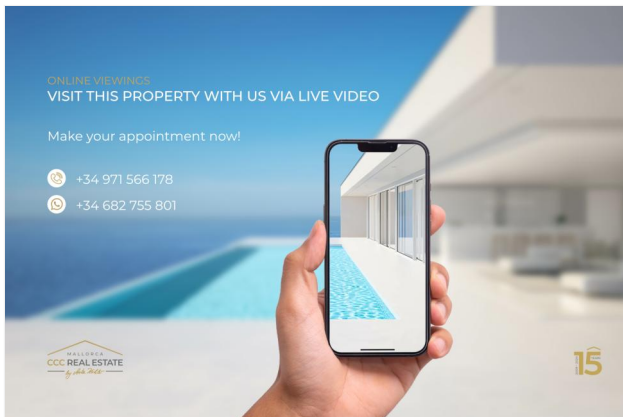


Bedroom

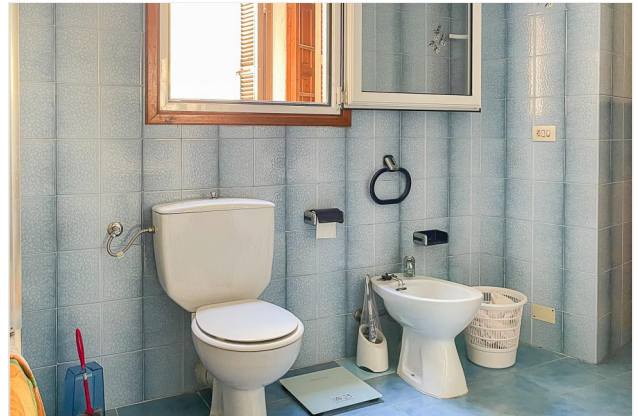


Bedroom with...





Online viewing



...Bathroom en suite



Attic



Attic



View from the attic



Small terrace with...

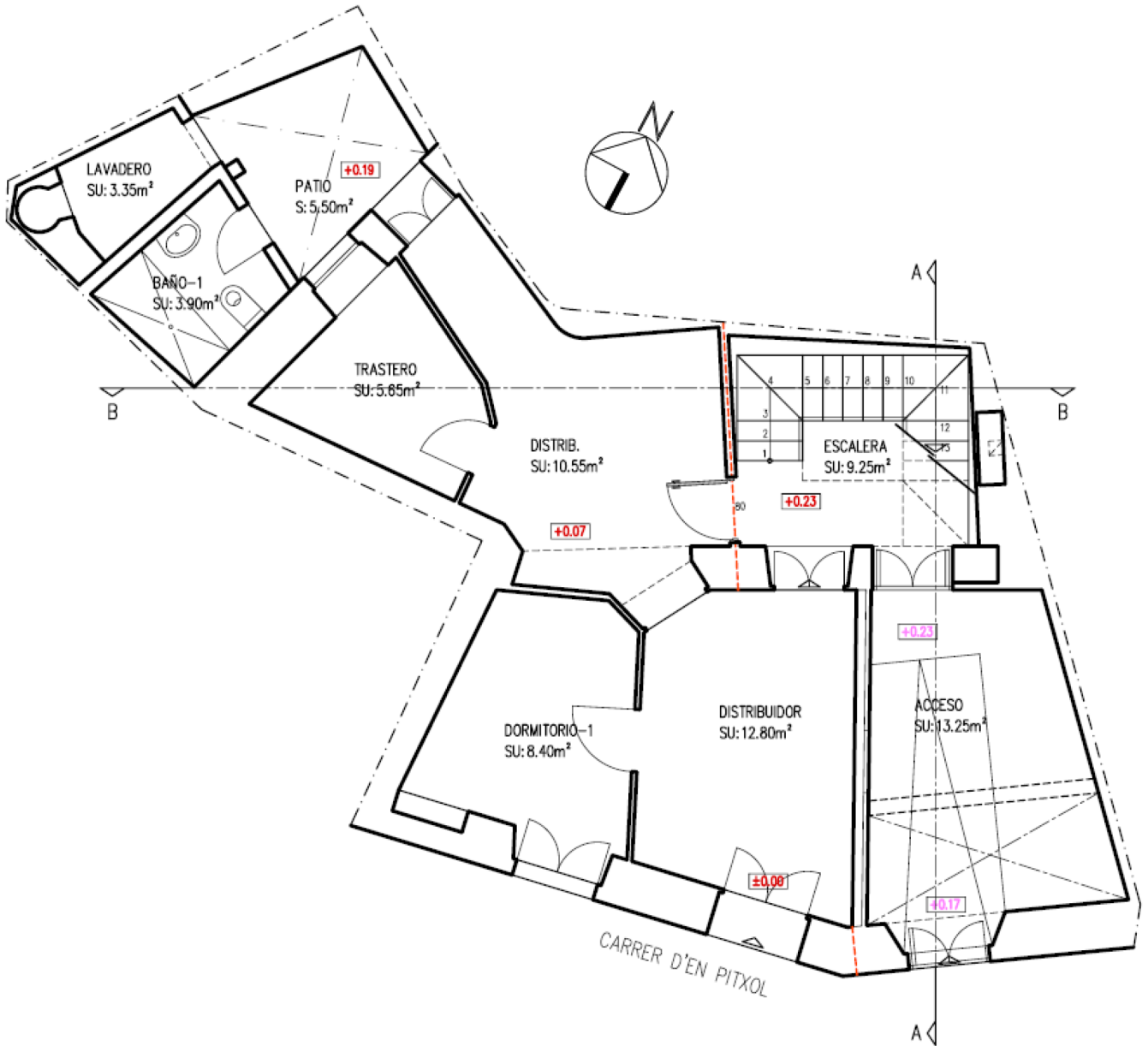




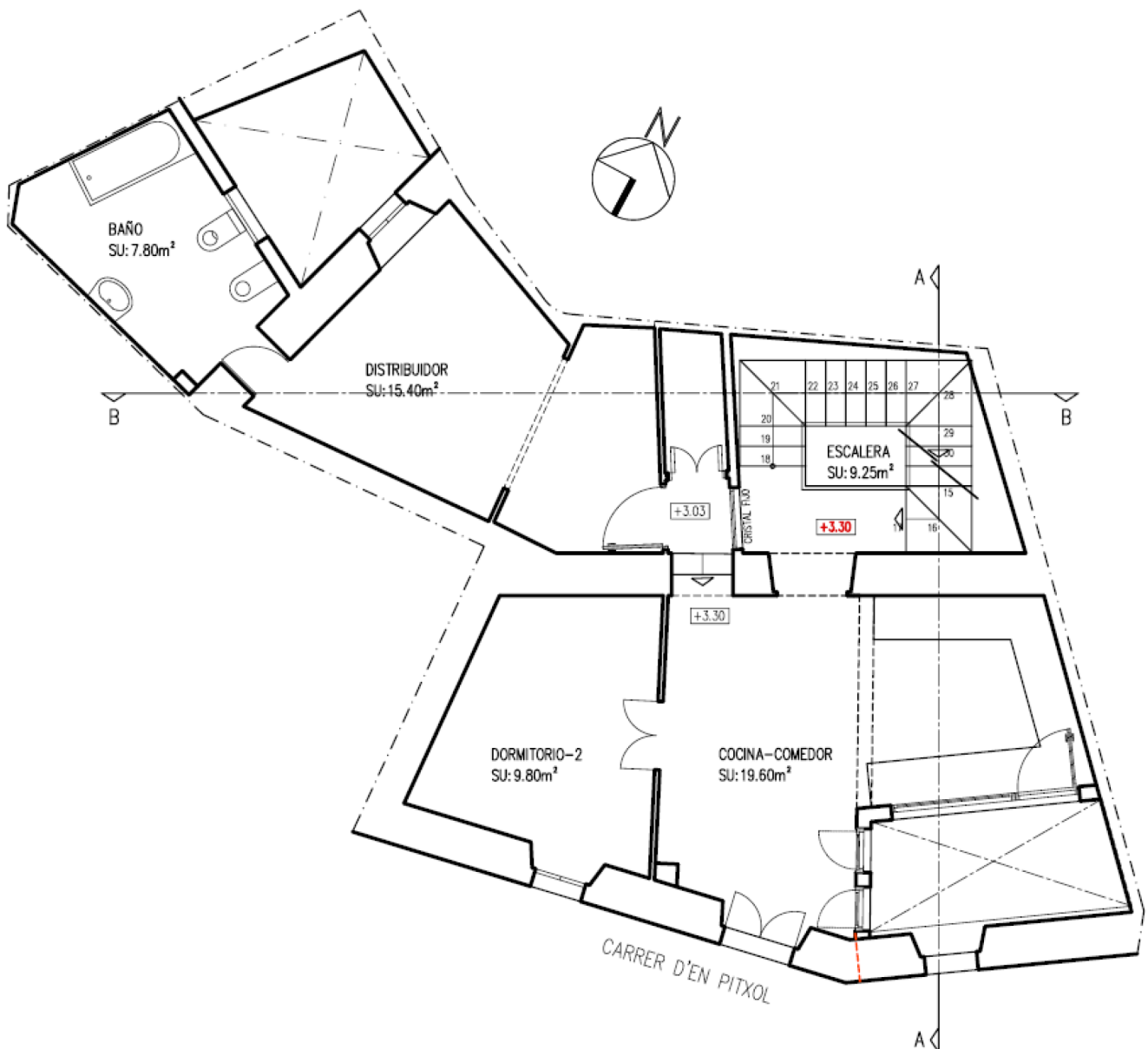
...View of Patio

ESCALA DE LA CALIFICACIÓN ENERGÉTICA <small>L-0023</small>		Cósumo de energía kw h / m² año	Emisiones kg CO <sub>2</sub> / m² año
<b>A</b> más eficiente			
<b>B</b>			
<b>C</b>			
<b>D</b>			
<b>E</b>		<b>136.6</b>	<b>35.5</b>
<b>F</b>			
<b>G</b> menos eficiente			

## New ground floor plan



## New Upper floor plan



PTA PISO 1 -REFORMA-  
 SUP CONSTRUIDA VIV= 93,20m<sup>2</sup>



New Second upper floor plan

