



Property: D1003HM

Charming finca only 200m from the sea (harbor)

Finca, Port d'Andratx

1.650.000,00 €

Data overview

PropNo	D1003HM
Type of property	House
Kind of property	Finca
Type of use	Residential
Type of commercialization	Purchase
Postcode	07157
City	Port d'Andratx
State	Balearic islands
Additional geographical information	Puerto Andratx
Constructed area	approx. 245 sqm
Living area	approx. 157 sqm
constructed area	approx. 245 sqm
Number of bedrooms	4
Number of bathrooms	2
Number of rooms	5
Plot size	approx. 725 sqm
Balcony/terrace area	approx. 50 sqm
Waste water connection	Yes
Year of construction	1965
Elevator	No lift
Type of parking space	Carport, outdoor parking space
Swimmingpool	Yes
Kitchen	Fitted kitchen
Heating type	Central heating system
Combustion	Oil
Floor	Tiles
Window	Double glazing
Cable Sat TV	Yes
Terrace	Yes
Alignment of balcony/terrace	South

private garden	Yes
Parking spaces	1 Carport 1 Private parking space
Swimmingpool (private)	Yes
Year of construction	1965
Condition	Well maintained
Purchase price	1.650.000,00 €

Highlights

Unique finca directly at the harbor of Port Andratx, only 200m from the water (harbor), within walking distance to the center, swimming pool, living/dining room, kitchen, fully equipped fitted kitchen, 4 bedrooms, 2 bathrooms, fitted wardrobes, oil central heating, fireplace, fans, double-glazed windows, shutters (aluminum), several terraces (covered and uncovered), beautifully landscaped garden, quiet location, south-facing, carport, utility room/boiler room, garden shed with workshop + further storage room

Important information: Parts of the buildings are currently only protected. For this reason, there is no valid certificate of habitability. According to current law, these buildings can be legalized retrospectively under certain circumstances. If you have any questions on this topic, please contact us.

Description

The original part of this finca dates back to 1965 and was last renovated in 1997 and now offers the following layout:

First floor: living/dining room, kitchen, 1 bathroom, 1 bedroom (86,01m²)
+ boiler room (13,01m²) + covered terrace (16,73m²)

Second floor: 3 bedrooms, 1 bathroom (56,98m²)

Outdoor area: swimming pool (26m²), garden house (22,31m²), pool house (5,09m²), carport (18,48m²)

Energy certificate: E

Location

This charming finca is located just 200 m from the harbor promenade in Port d'Andratx. Puerto d'Andratx is located in the southwest of Mallorca and is part of the municipality of Andratx. The natural harbor with the sailing club "Club de Vela" is considered the most beautiful marina in Mallorca and offers a variety of restaurants, bars, cafés, boutiques and supermarkets that are open all year round. The former fishing village has remained an active fishing port to this day and has been spared from mass tourism due to the lack of large hotels. The nearest golf course, "Golf de Andratx", is located in Camp de Mar, approx. 7 minutes away. The nearest large sandy beach is

also located here, although there are smaller beaches even in Port d'Andratx. The island's capital Palma can be reached via the highway in approx. 25 minutes.

Other data

This finca in Port Andratx is offered to you by your real estate agent HOLZMÜLLER - Real Estate Mallorca (exclusive partner of the real estate portals APART BALEAR and LUXUSIMMOMALLORCA.COM). For further questions they reach us under info@holzmueller-mallorca.com or by Whatsapp / telephone under 0034 603 367 779.

The information is based on information from the seller and is passed on without assumption of liability by us. We will of course verify this information before any sale by obtaining an extract from the land register.

Images



Location



Swimmingpool



Terrace (covered)



Dining room



Living room



Living room



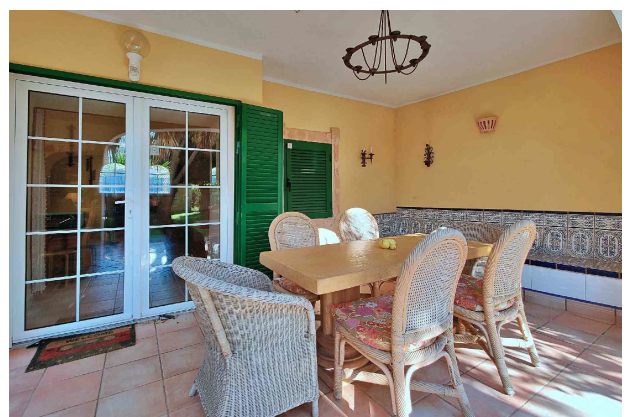
Dining room



Kitchen



Terrace (covered)



Terrace (covered)



Garden



Drone



Terrace



Bedroom 1



Bedroom 1



View (Bedroom 1)



Bedroom 2



Bedroom 2



View (Bedroom 2)



Bathroom 1



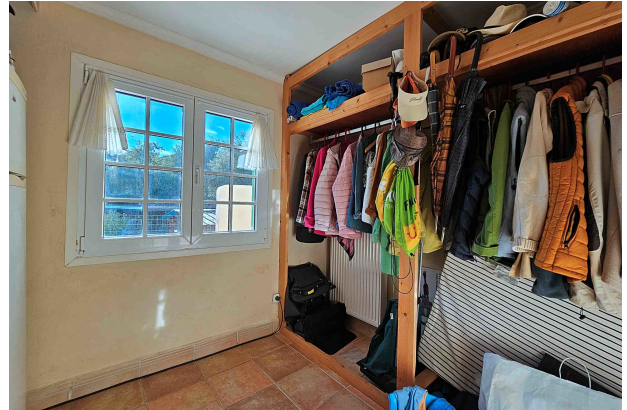
Bathroom 2



Bedroom 3



Entrance



Bedroom 4



Bathroom 2



Facade



Swimmingpool



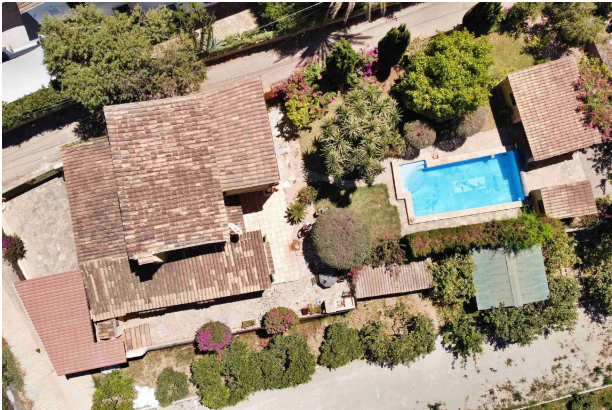
Terrace



Facade



Parking



Drone



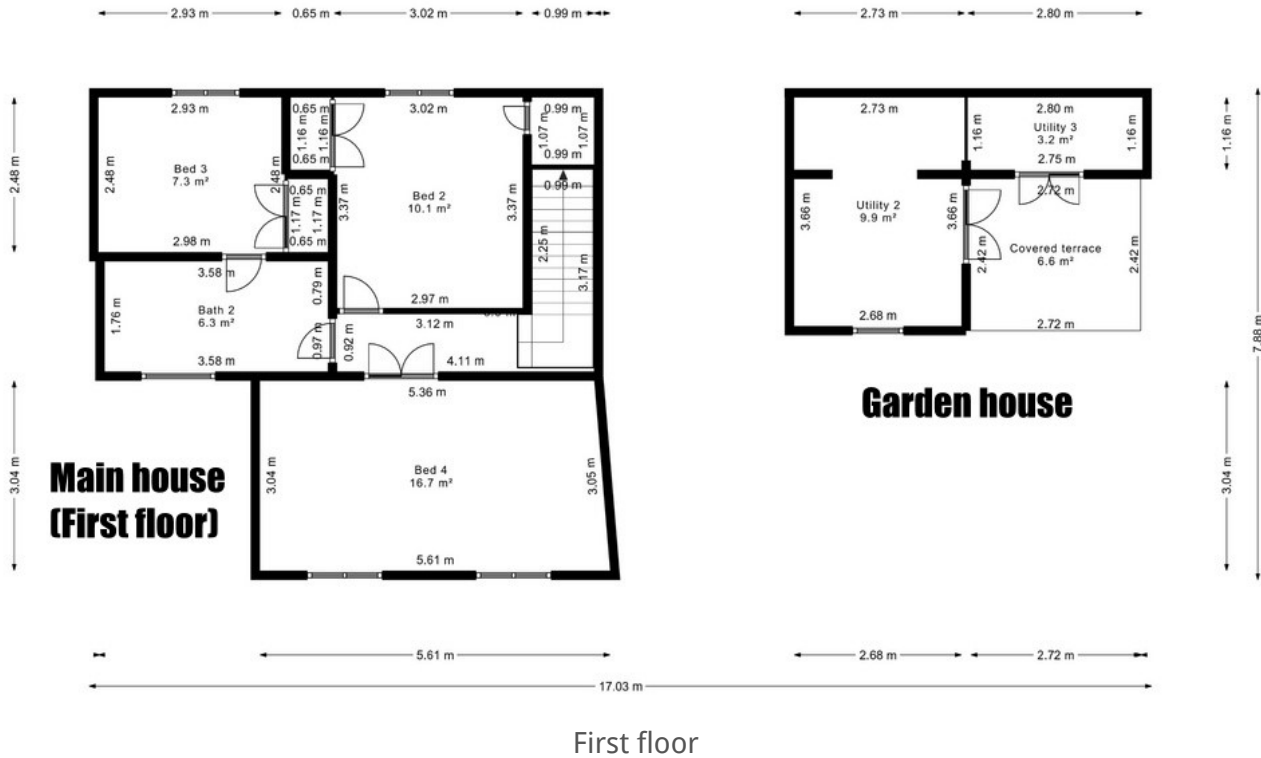
Location

Floor Plan

**Main house
(Groundfloor)**



Groundfloor



Your contact person

Mr. Marcel Holzmüller

HOLZMÜLLER - Real Estate Mallorca (Numero de registre: GOIBE723026/2024)

Camí des Comellar 7

07157 Port d'Andratx

Mobile:0034 603367779

E-Mail: info@holzmueller-mallorca.com

Web: www.holzmueller-mallorca.com / www.luxusimmomallorca.com / www.apartbalear.com

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