



Property: D2423HM

## Very charming village house with lots of potential

Townhouse, Andraix

745.000,00 €

## Data overview

PropNo	D2423HM
Type of property	House
Kind of property	Townhouse
Type of use	Residential
Type of commercialization	Purchase
Postcode	07150
City	Andraix
State	Balearic islands
Additional geographical information	Andraix
Constructed area	approx. 151 sqm
Living area	approx. 144 sqm
constructed area	approx. 151 sqm
Number of bedrooms	3
Number of bathrooms	2
Number of rooms	5
Plot size	approx. 253 sqm
Balcony/terrace area	approx. 180 sqm
Waste water connection	Yes
Construction style	Massive
Number of floors	2
Kitchen	Fitted kitchen
Heating type	Elektroheizung (Einzelgeräte)
Combustion	Electric
Floor	Tiles
Window	Wooden, double glazed
Cable Sat TV	Yes
Terrace	Yes
Alignment of balcony/terrace	West
private garden	Yes
Year of construction	1900



Condition	Well maintained
Purchase price	745.000,00 €

## Highlights

Charming village house, idyllic residential location on the edge of the village, living room with fireplace, dining room with semi-open kitchen, fully equipped fitted kitchen, pantry, utility area, 3 bedrooms, 2 bathrooms, further fireplace room/study, fitted wardrobes, beautiful tiled floors inside and outside, many charming original details such as arches and wooden beams, 2 open fireplaces, partly electric radiators, spacious outdoor area with several open and covered terraces, Mediterranean plants and citrus trees, beautiful views of the countryside and mountains

## Description

The charming village house is located on the outskirts of the village and offers the following layout on two floors and approx. 151 m<sup>2</sup> of constructed area (approx. 144 m<sup>2</sup> living space).

First floor (approx. 72m<sup>2</sup>): Entrance, living room with fireplace, dining room, kitchen, pantry, patio, utility area, 1 bedroom, 1 bathroom, access to the outside area

Upper floor (approx. 72m<sup>2</sup>): 3 open rooms (2 bedrooms + fireplace/study), storage room/dressing area, bathroom with direct access to the outside area

Outdoor area (approx. 180m<sup>2</sup>): spacious covered terrace with barbecue area, further open terraces, gardens with Mediterranean plants and citrus trees

There are wonderful views of the surrounding mountains, especially from the upper floor and the outdoor area. The outdoor area offers plenty of potential to create a beautiful oasis.

There is ample parking space on the street directly in front of the house.

Energy certificate: in preparation

## Location

This village house is located in Sa Coma on the edge of the village of Andratx in the southwest of Mallorca. There are many rural properties in the immediate vicinity and the first mountains of the Tramuntana range are within easy reach. The district is particularly well known in the art scene, as the Centro Cultural Andratx (CCA), an art gallery, is located there. There are several restaurants, cafés and stores in the immediate vicinity. It is approx. 1 km to the center of Andratx, where a large weekly market takes place every Wednesday. The well-known harbor Port Andratx can be reached in approx. 10 minutes by car as well as the golf course "Golf de Andratx" and the beautiful sandy beach in Camp de Mar. The airport is approx. 35 minutes away by car.

## Other data

This village house in Andratx village 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 you can reach us at [info@holzmueller-mallorca.com](mailto:info@holzmueller-mallorca.com) or by Whatsapp / phone at 0034 603 367 779.

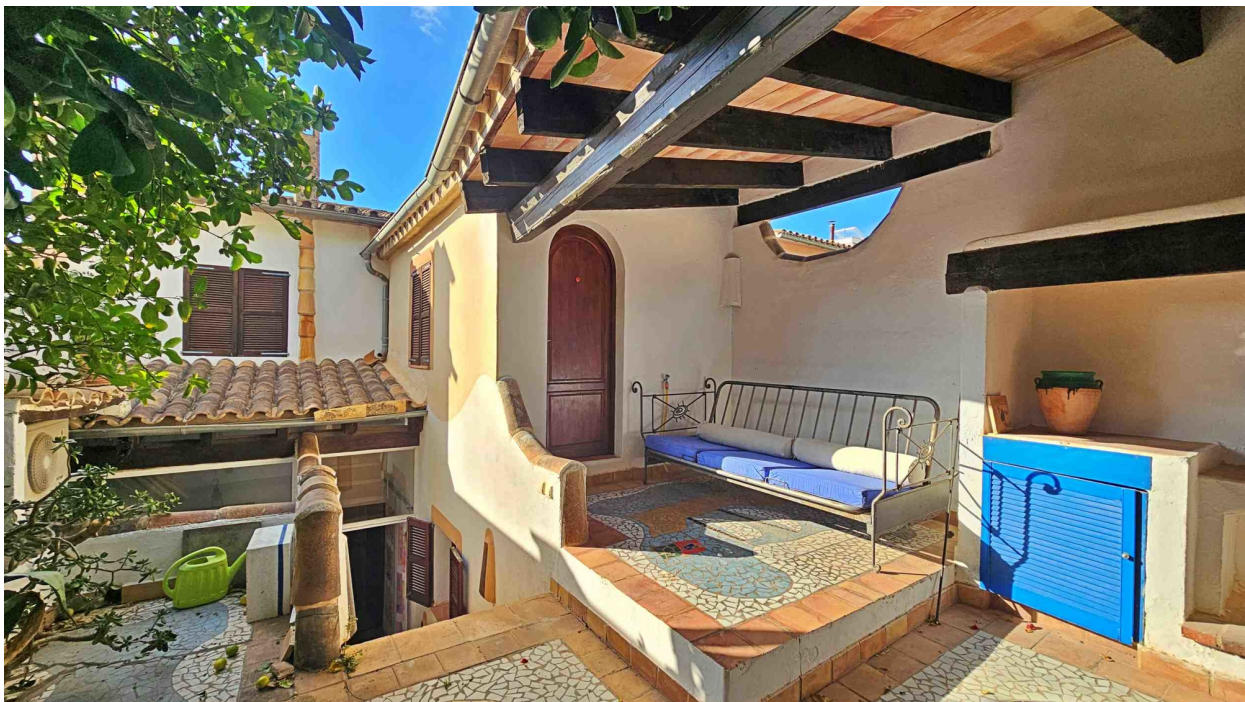
The property details are based on the information provided by the owner, we assume no liability. The information will be confirmed before signing a purchase contract by requesting an extract from the land registry.



## Images



Facade



Terrace 1





Entrance



Livingroom





Dining / Livingroom



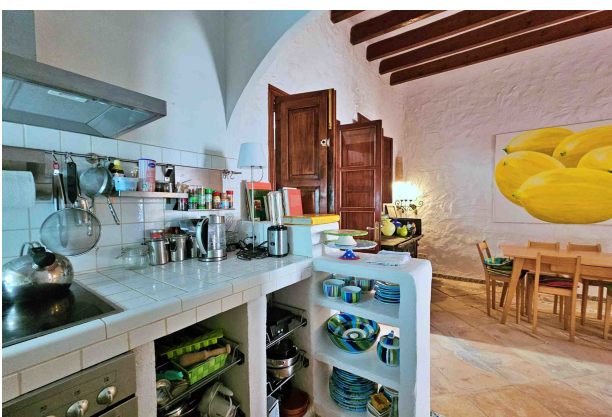
Livingroom



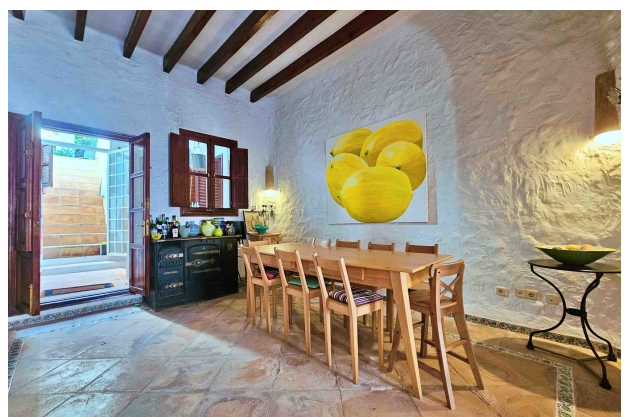
Diningroom



Kitchen



Kitchen

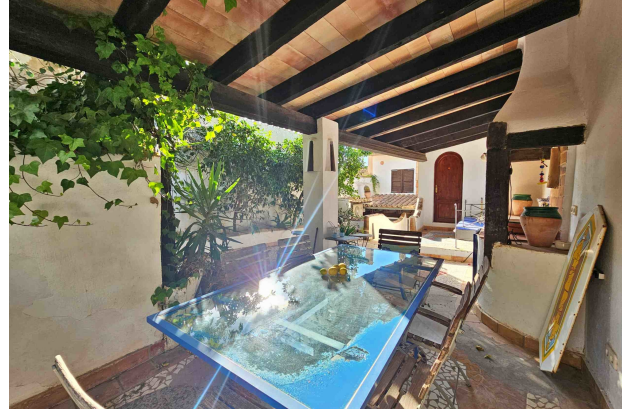


Diningroom





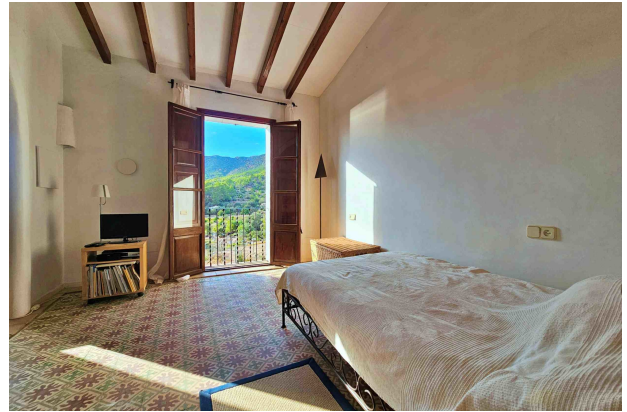
BBQ area (Terrace 1)



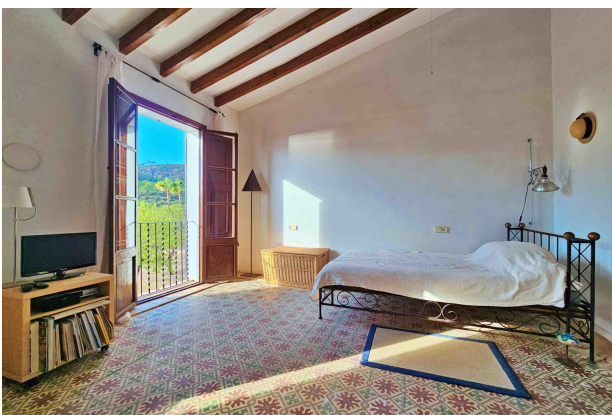
Terrace 1



View (Terrace 2)



Bedroom 1



Bedroom 1



View (Bedroom 1)

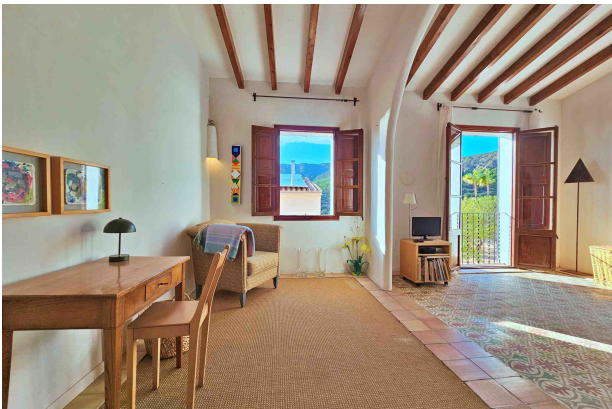




Bedroom 1



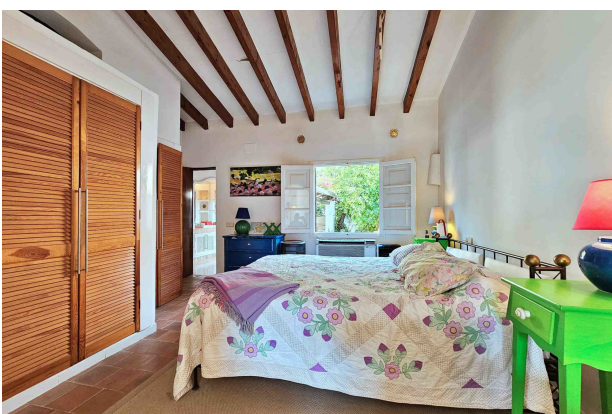
Office / Fireplace



Office / Fireplace



Bedroom 2



Bedroom 2

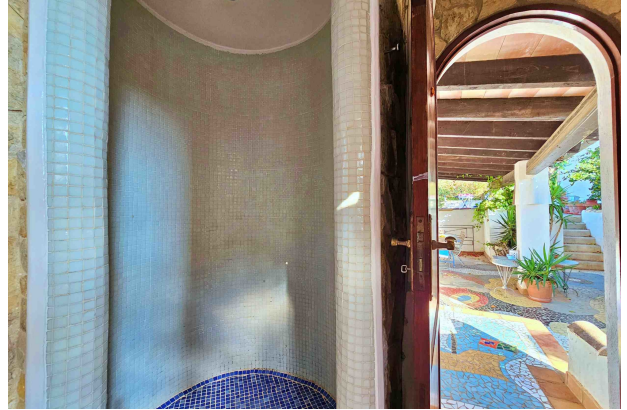


Bathroom 1





Bathroom 1



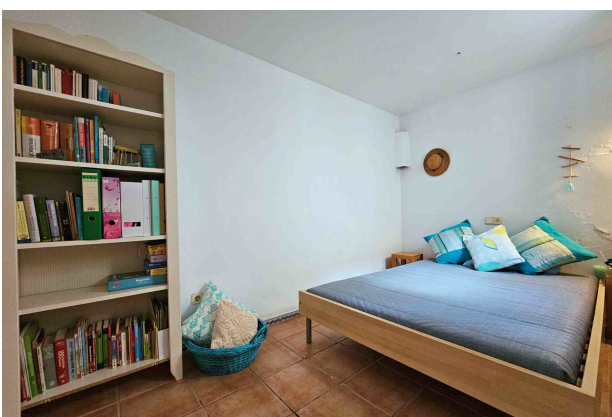
Bathroom 1



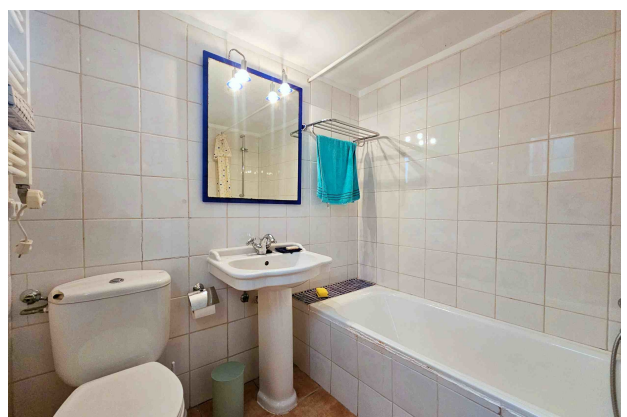
Terrace 1



Terrace 2



Bedroom 3



Bathroom 2





Terrace 3

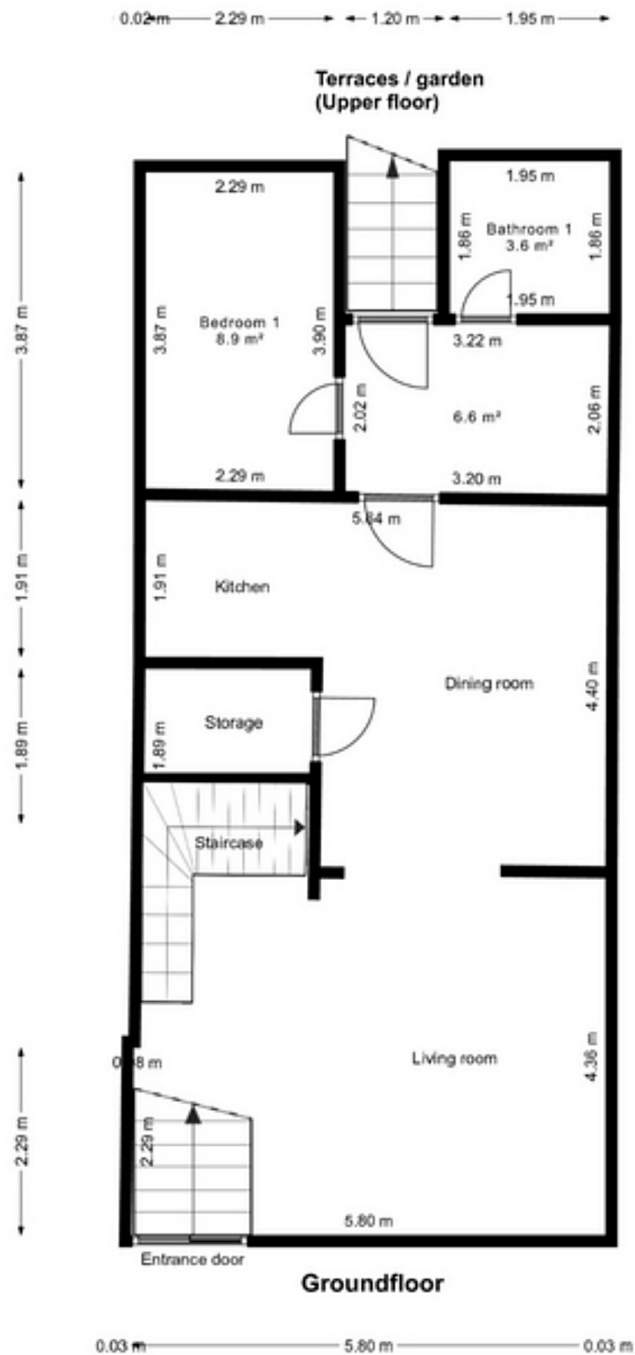


View (Terrace 3)



Facade

## Floor Plan



Floorplan Groundfloor



Floorplan Upperfloor



## Your contact person

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