

**Marratxi**  
Reference 121930



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

Enchanting, renovated natural-stone finca near Santa María with beautiful garden and large pool

constructed area:	180 m <sup>2</sup>	swimming pool:	✓
plot area:	2.150 m <sup>2</sup>	energy certificate:	e
bedrooms:	2		
bathrooms:	1		
sea view:	-	<b>price:</b>	<b>€ 1,450,000.-</b>



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### Details:

This charming Mallorcan stone house is situated in a quiet location at the foot of the impressive Tramuntana mountain range, close to Santa Maria, yet offers you all the amenities of the lively municipality of Marratxi.

The property has a spacious and excellently maintained garden, which is home to an idyllic lagoon pool. From here you can enjoy a fantastic view of the Tramuntana mountains.

The natural stone walls have been preserved in their original state and give the house an unmistakable Mallorcan character. In addition, the original wooden beams have been lovingly preserved, giving the house an inviting and authentically rustic atmosphere.

The living space of approx. 180 sqm is spread over two floors.

On the first floor there is a completely new kitchen and a spacious living and dining area that takes up almost the entire lower floor. The large panoramic window offers a direct view of the pool. There is also a guest WC.

A curved metal staircase, which gives the house a modern accent, leads to the upper floor. Here there are 2 tastefully designed bedrooms and an elegant bathroom with bathtub. A shower is yet to be installed.

It is possible to create a third bedroom by adding a ceiling above the living room. A further bathroom en suite can also be created.

Experience the perfect harmony of natural charm and modern living comfort in the idyllic interior of Mallorca.

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### Location & surrounding area:

Marratxi is situated in the north of Palma but already an own municipality with several small villages. About 30.000 inhabitants live in the municipality which has been grown to a popular living area for the last years because of its proximity to the capital and the good connection (highway, train).

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Finca



Bright living area



Living area with fireplace



High ceilings and natural stone walls



Dining area



Dining area close to the kitchen

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Modern kitchen



Main bedroom



Fully equipped bathroom



Second bedroom



Large pool



Very well maintained garden

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Top location

Escala de la calificación energética	Consumo de energía kWh/m² año	Emisiones kg CO <sub>2</sub> /m² año
A más eficiente		
B		
C		
D		
E	218.60	56.30
F		
G menos eficiente		

Energy certificate



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