

Campos  
Reference 077987



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Authentic Art Nouveau house with vacation rental license in Campos

constructed area: 348 m<sup>2</sup>

energy certificate: d

plot area: 230 m<sup>2</sup>

bedrooms: 3

bathrooms: 3

sea view: -

price: € 1,300,000.-



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### Details:

This charming art nouveau house is located in a quiet street of Campos and impresses with its many authentic details, which have been lovingly preserved and maintained, and its ceiling height of 3.60 m. It has 3 floors, all of which could be lived in separately.

The house is divided as follows:

First floor, 152 sqm: studio/office, kitchen and dining room, bathroom, bedroom with fireplace and patio. Formerly there was an almond factory and later a carpenter's workshop, from which a spacious studio with office

1st floor, 106 sqm: living-dining room with fireplace, library with balcony, bathroom with shower, one bedroom, kitchen and a terrace with pergola of 16 sqm.

2nd floor, 78 sqm: entrance hall, bathroom with shower, bedroom, living-dining room with a studio kitchen, terrace.

Cellar: 29 sqm

Features include antique floor tiles, an iron-wrought stair railing, complete stucco plastering, an old cistern, oil central heating (separate for all floors) and decalcification system. A beautifully overgrown patio invites you to relax. The stately sandstone façade is a listed building.

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### Location & surrounding area:

The rural town of Campos in the South-east of the island is conveniently situated halfway between Lluçmajor and Santanyí. Surrounded by an extensive agricultural area, the town offers many shops for daily needs, restaurants and sporting facilities. There are only a few defence towers left of the old medieval town. Today Campos is a lively community, which especially on market days attracts many visitors.

The famous, long sandy beach of Es Trenc with its dunes and turquoise blue sea belongs to the municipality of Campos and offers beach fun with Caribbean flair.

The airport can be reached in 25 minutes, the island capital Palma is only 35 km away.



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Livingroom first floor



Living room



Back of house



First floor



Livingroom



Working room

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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Youth Style Stairs



Kitchen first floor



Kitchen



Studio



Energy certificate



Dining

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Living



First floor apartment



Space to patio



Living ground floor



Bedroom



Upper terrace

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Bedroom



Bathroom



Patio with pond



Upper floor

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