

Arta  
Reference 117303



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

Charming townhouse-an attractive gem suitable for occupation throughout the year in the centre of Arta

constructed area:	286 m <sup>2</sup>	energy certificate:	in process
plot area:	223 m <sup>2</sup>		
bedrooms:	4		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 749,000.-</b>



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## Details:

This charming town-house in the heart of Arta with romantic patio and 3 sunny terraces leaves no wishes unfulfilled.

The house is currently being completely renovated by a German specialist company. The buyer will find a perfect house. It is still possible to influence the colour tones, for example.

Thanks to its central heating in all rooms and a fireplace in the living area on the ground floor, and insulated windows it is ideal for occupancy throughout the year. In addition, there is radiant floor heating in the kitchen and living room.

Its generous spacial concept presents itself immediately upon entering. To the right and left of the entrance area are 2 bedrooms, one with en-suite bathroom. On the ground floor is also the modern, fully-equipped kitchen and the living/dining area from where there is access to the wonderfully-designed patio and the covered veranda.

Behind this a door leads to the 40 sqm garage which also houses the house technology.

Stairs lead to the upper floor with a further living area and 2 more spacious bedrooms, both with bathrooms en suite, and 2 terraces. A spiral staircase leads up to the roof terrace which presents unique views over the rooftops of Arta.

The house is sold without furniture.

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## Location & surrounding area:

Artà is a charming town in the northeast of Mallorca, known for its authenticity, historic old town and natural surroundings. Located next to the Llevant Nature Park, it offers a perfect mix of peace, culture and Mediterranean lifestyle. Every Tuesday morning, the lively weekly market brings fresh produce, handmade crafts and a local atmosphere to the town centre. The elevated Sant Salvador sanctuary provides panoramic views over the rooftops and surrounding landscape. Nearby, hiking trails, the prehistoric settlement of Ses Païsses and quiet coves like Cala Torta or Cala Mitjana offer plenty to explore.

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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Beautiful town house with patio in Arta



Light flooded living area



Modern kitchen



Inviting dining area



Upper living area with access to a terrace



Main bedroom with bathroom en suite

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Fantastic bathroom en suite



Another spacious double bedroom



Lovely details



View of the patio

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