

**Felanitx**  
Reference 120062



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

Charming, impressive town-house with touristic rental licence and enchanting garden in the heart of Felanitx

constructed area: 187 m<sup>2</sup>  
plot area: 199 m<sup>2</sup>  
bedrooms: 6  
bathrooms: 2  
sea view: -

energy certificate: d

**price: € 670,000.-**



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### Details:

This fantastic, charming town-house is situated in the heart of Felanitx, and has been renovated paying great attention to detail and preserving the Mallorcan character of the house. Old, refurbished tiles, high ceilings, and wooden beams emphasise the original charm of the property. The lively market square, restaurants and shopping can all be reached in only a few minutes.

On the ground floor is an imposing entrance area leading into a pleasant living/dining area with fireplace and access to the garden. Also on this level are 2 bedrooms and a bathroom.

A staircase leads to the upper floor with the lovely master-suite with en-suite bathroom. There is also an adjacent room which could serve as a dressing room, office or children's room, and a further bedroom.

A real highlight is the large roof terrace offering impressive views over the rooftops of Felanitx as far as the Tramuntana mountains - the perfect place for a relaxing chill-out zone.

On the right side of garden, directly accessed from the living room, is a beautiful, fully-equipped outdoor kitchen, and a separate bedroom with WC, perfect for use as a guest room. Two large lemon and orange trees offer welcome shady places during the hotter summer months, with diverse seating areas inviting to relax and enjoy.

A very important feature is the touristic rental licence, which makes this exceptional town-house an excellent investment property.

Further features include air conditioning.

Please do not hesitate to contact us for further information and a viewing appointment.

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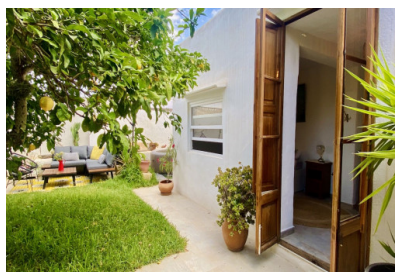
### Location & surrounding area:

Felanitx is located in the southeast of Mallorca being a small well-kept village with various shops for daily needs, nice cafés and restaurants.

The landscape is partially hilly and wooded, partially plain and vast, ideal for those seeking tranquillity and for lovers of nature.

The small harbour city of Portocolom and the romantic bays on the east coast are approx. a 15-minute drive away.

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Beautifully planted garden



Idyllic lounge area in the garden



Living area with garden access



Living area with fireplace



Corridor



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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Bedroom



Bathroom



Bedroom



Bedroom



Bedroom



Bathroom

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Bedroom



Further living room



Roof terrace



Kitchen



Garden



Garden

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Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>	108.00	24.10
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

Energieskala

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