

# Charming corner townhouse with garden in Santa Margalida, 234m<sup>2</sup>, 10 rooms, cistern, garage, fruit trees

07450 Santa Margalida (Spain), Townhouse for sale

Object ID: 1631-24ES



Living area approx.: **147 m<sup>2</sup>** - Total space approx: **234 m<sup>2</sup>** - Zimmer: **10** - Purchase price: **265,000 EUR**



## Charming corner townhouse with garden in Santa Margalida, 234m², 10 rooms, cistern, garage, fruit trees

Object ID	1631-24ES
Property Type	House, Townhouse
Address	(Mallorca) 07450 Santa Margalida Spain
Etagen im Haus	2
Living area approx:	147 m²
Area approx.	87 m²
Total space approx	234 m²
Grundstück ca.	231 m²
Zimmer	10
Schlafzimmer	4
Badezimmer	1
Terraces	1
Haustiere	erlaubt
Primary energy supplier	Electricity
Year of construction	1910
Condition	Requires refurbishment
Total parking spaces	1
Garage	1 parking spot
Available from	sofort
Features	Chimney, Garage, Terrace
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	265,000 EUR



# Objektbeschreibung

Charming townhouse in Santa Margalida, Mallorca - A jewel with unlimited possibilities!

This enchanting townhouse offers a living and usable area of 234m<sup>2</sup> over 2 floors on a spacious plot of 231m<sup>2</sup> as well as a lovely garden. This is equipped with fruit trees and a cistern.

The house has 10 spacious rooms, which offer you a variety of design options. With its Mallorcan flair, high ceilings and authentic character, it exudes an inviting ambience that immediately inspires.

The roof has already been renewed, giving you a solid basis for the renovation.  
The open-plan layout allows you to design your dream home exactly as you wish.  
An existing garage offers practical storage space for your vehicle and other utensils.

The corner location of the property offers the additional advantage of capturing natural light from several sides, resulting in a brighter and airier living atmosphere.

The idyllic garden invites you to linger and provides the perfect backdrop for relaxing moments outdoors. The fruit trees provide you with fresh fruit, while the cistern ensures a sustainable water supply.

This townhouse not only impresses with its charming exterior, but also offers enormous potential. Whether as a private retreat, vacation home or investment property - here you can give free rein to your living dreams and create a unique home.

Take this opportunity to fulfill your dream of living in Mallorca!

Contact us today for more information and to arrange a viewing. We will be happy to show you this enchanting townhouse in person and help you realize your plans.

Our construction professionals will be happy to advise you and work to fixed prices.

## Features

home4you brokers, plans and manages mainly inexpensive properties with historical character, which are restored to their former glory through renovation.

home4you specializes in inexpensive existing properties that can be renovated to the latest standards and turned into personal dream properties, but are still significantly below the usual market value - and this is exactly where your profit lies.

You save money if you just give it a little thought yourself. Your financial advantage lies where real estate companies usually make their profits. And by the way, you can design almost everything in a way that would no longer be possible in a finished property.

On request, the home4you team will be your contact during the construction phase and afterwards, e.g. for tenant management, administration and accounting.

So-called "townhouses" offer decisive advantages:

- Central location and "living in a community"



- Restaurants and cafés within walking distance
- Connection to utilities (water, electricity, sewage, internet)
- Burglary protection due to central location
- Low maintenance compared to a finca with a country plot

If you want to avoid the risks of buying real estate in Mallorca as an investment, then let our real estate professionals advise you.

## Sonstiges

Note: Illustrations, photos & sample views contain for better clarity execution details, furnishings and views, which may differ in the final execution in part, are not included in the offer, or are components of a separate negotiation / offer.

Binding basis for this is the later building description, the option contract and/or the notarial certification. If you are interested, please ask our office for our detailed exposé. You prefer a classic print exposé? Please contact us!

We would be happy to arrange a first, impressive viewing appointment for you. Convince yourself in a relaxed atmosphere of the exclusivity and uniqueness of this property and let the impressions work on site in peace.

An important note on the sensitive subject of "EU-DSGVO":

If you send us your data via a real estate portal (e.g. immobilienscout24.de), your data will only be stored for four weeks to make it possible to send the exposé as well as a possible appointment for a property viewing. After the four weeks have expired, your data will be irrevocably deleted! We will neither send you new offers nor an unsolicited newsletter.

Of course you can permanently deposit your real estate search in our database without obligation and free of charge. Thus you would be informed in the future by us completely automatically about new objects. Please visit our own homepage. There you will find in the 'Footer' the link "Search Order" or you simply use the following link: <https://home4you.info>

The entire team of home4you real estate in Cologne and Mallorca says thank you for your trust!

## Energiezertifikat

Energiezertifikat	nicht vorhanden
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## Location

The municipality of Santa Margalida is located around 45 kilometers from the island's capital, Palma. It is part of the region (Comarca) of Plà de Mallorca or Es Plà, the large plain in the center of the island.

The village has a long tradition in agriculture and handicrafts.

A walk through the old streets of the village or through the numerous rural roads of the municipality will allow you to discover beautiful places and landscapes full of nature, history and heritage. Nearby we find some of the most beautiful beaches on the island, such as Can Picafort and Pollença.

The municipality is historically one of the wealthiest on the island and therefore has beautiful buildings whose restoration often reveals true treasures, including natural stone walls, round arches or wonderfully cool courtyards, which often have space for a pool.

The clearly structured town consists mainly of typical Mallorcan townhouses or villas with corresponding plots of land. Most of the houses have small, usually refreshingly cool patios or even small gardens.

Sta. Margalida is open all year round and offers various restaurants and bars as well as all the daily necessities, supermarkets, banks, hairdressers, beauty salons, massage parlors and a post office.







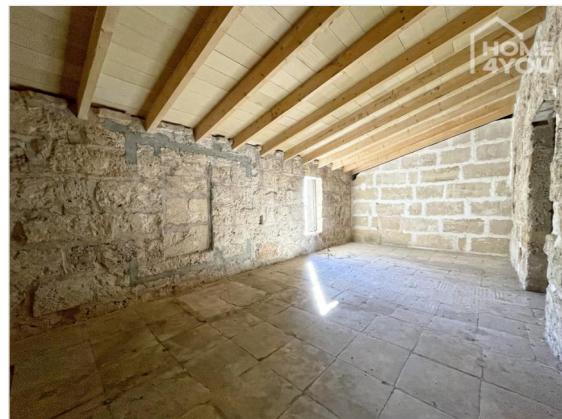
Stadthaus



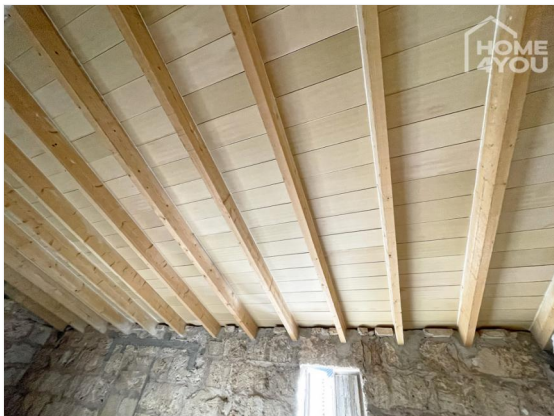
Wohnbereich



OG Schlafzimmer



OG Schlafzimmer



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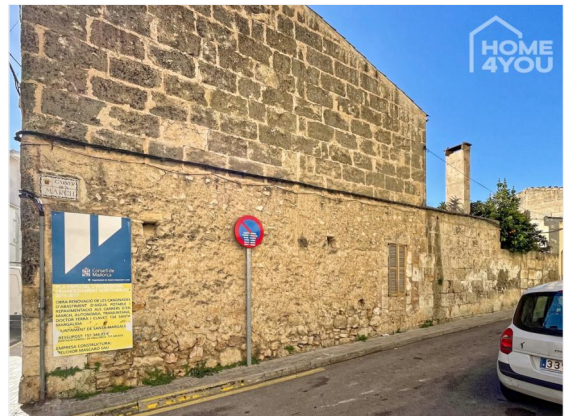
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Garten



Garage



Garage



OG Wohnbereich







Umbauvorschlag Terrasse



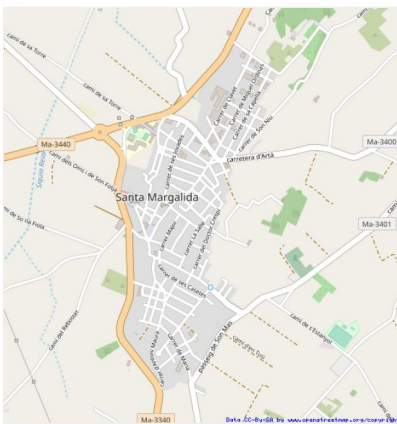
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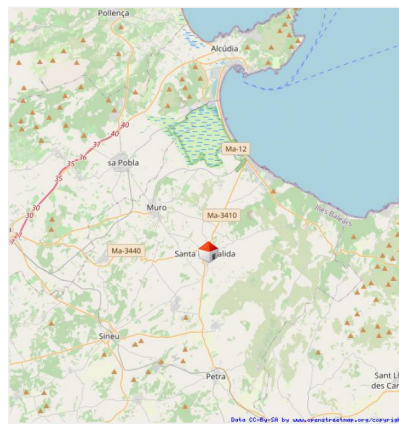
Kombination mit mallorquinen Elementen



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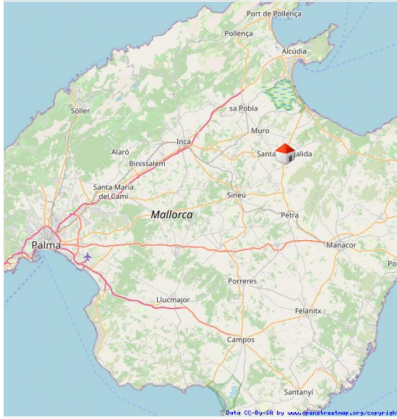


Santa Margalida



Region





Mallorca



Auslandsimmobilien



Kaufabwicklung



home4you Services



# Grundriss

Erdgeschoss





# Grundriss

Obergeschoss

