

Historic town house for renovation, 254 sqm plot, fruit trees, cistern, roof terrace, 6 rooms

07450 Santa Margalida (Spain), Townhouse for sale

Object ID: 1692-24ES



Living area approx.: **133 m²** - Total space approx: **148 m²** - Zimmer: **6** - Purchase price: **213,000 EUR**



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Object ID	1692-24ES
Property Type	House, Townhouse
Address	(Mallorca) 07450 Santa Margalida Spain
Etagen im Haus	2
Living area approx:	133 m²
Area approx.	15 m²
Total space approx	148 m²
Grundstück ca.	254 m²
Zimmer	6
Schlafzimmer	4
Badezimmer	2
Terraces	1
Haustiere	erlaubt
Primary energy supplier	Pellet
Year of construction	1889
Condition	Requires refurbishment
Total parking spaces	1
Garage	1 parking spot
Available from	sofort
Features	Chimney, Garage, No cellar, Terrace
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	213,000 EUR



Objektbeschreibung

Charming townhouse with a rich history is waiting for you to transform it into a true dream home.

This historic gem extends over two floors with a total generous living and usable area of 148 square meters on a plot of 254 square meters. The outdoor area boasts old lemon and orange trees as well as the house's own cistern, which already form the basis for an enchanting garden. If desired, a pool can also be realized here - it is worth asking the municipality.

Three rooms and a garage await you on the first floor, while three further rooms and a sunny roof terrace on the upper floor are waiting to be enlivened with your creative ideas. All connections to municipal utilities are easily available.

Whether for personal use or as an investment opportunity, this historic townhouse in Santa Margalida is undoubtedly a worthwhile property. Although it is in need of extensive renovation, the old stone walls and central location give this property a unique charm with Mediterranean flair. Make this gem your own - your investment will definitely pay off.

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 a property in Mallorca as an investment, then let our real estate professionals advise you.

Features

Energy certificates are also mandatory for real estate in Spain, but are often not issued until shortly before the sale due to their validity. The value stated in the exposé is therefore given at the lowest level if it is not available and can improve significantly after preparation.

home4you mediates, plans and manages mainly inexpensive real estate with historical character, which shine again to new splendor by renovation.

For this purpose, home4you has specialized in inexpensive existing properties, which, with renovation according to the latest standards, become personal dream properties, but are still significantly below the usual market value, and this is exactly where your profit lies.

You save cash, if you make yourselves only a few thoughts. Because where otherwise real estate companies make their profits, this is where your financial advantage lies. And by the way, you can design almost everything in a way that would not be possible later in a finished property.

The attached floor plans are exemplary historical townhouses and represent an idea for a layout after conversion.

If desired, the home4you team will be your contact during the construction phase and afterwards, e.g. for



tenant processing, administration and accounting.

Sonstiges

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 transmit your data to us via a real estate portal (e.g. immobilienscout24.de), your data will only be stored for four weeks in order to make the sending of the exposé as well as a possible appointment for a property viewing possible. 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 property 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 the link "Search request" in the 'Footer' or you simply use the following link: <https://home4you.info>

The whole team of home4you real estates in Cologne and on Mallorca says thank you very much for your confidence!

Energiezertifikat

Energiezertifikat

nicht vorhanden



Location

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

The town has a long tradition in agriculture and handicrafts.

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

The municipality historically belongs to the wealthy municipalities of the island and therefore also has beautiful buildings whose restoration often reveals real treasures, including natural stone walls, semi-circular arches or gorgeous cool courtyards that often have space for a pool.

The clearly structured village consists mainly of typical Majorcan townhouses or villas with corresponding plots of land. Most of the houses have small, mostly refreshingly cool inner courtyards (patio), or even small gardens.

In Sta. Margalida you will find all year round open beside various restaurants and bars all things of the daily need, supermarkets, banks, hairdressers, cosmetics, massage and post office.





Terrasse mit Garten



Innenhof mit Brunnen



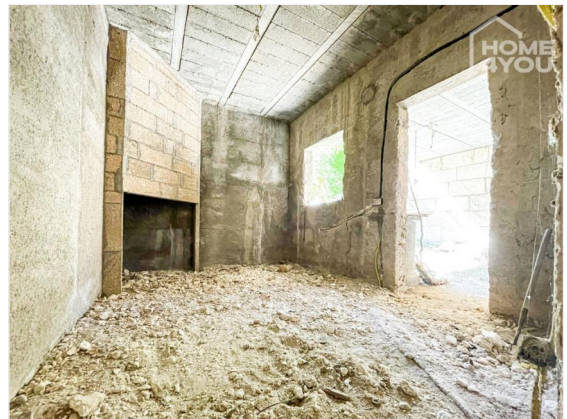
Dachterrasse



Garten mit Zitronen- und Orangenbäumen



EG Eingangsbereich



EG Küche





Garten mit Zitronen- und Orangenbäumen



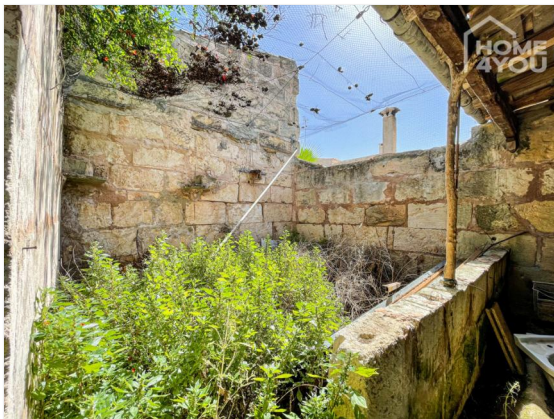
OG Terrasse



OG



OG Zimmer



Innenhof



Garten





Umbauvorschlag



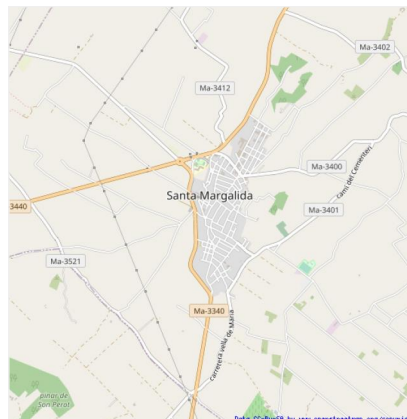
Mallorca Lifestyle



Umbauvorschlag 2



Umbauvorschlag 3

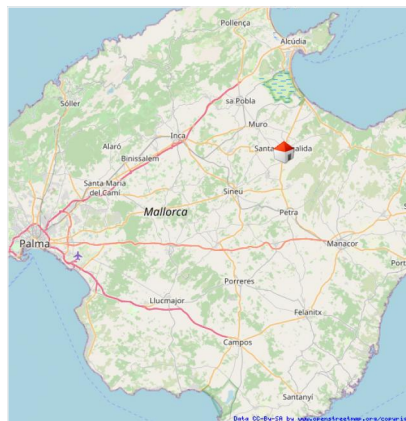


Santa Margalida





Region



Mallorca



Auslandsimmobilien



Kaufabwicklung

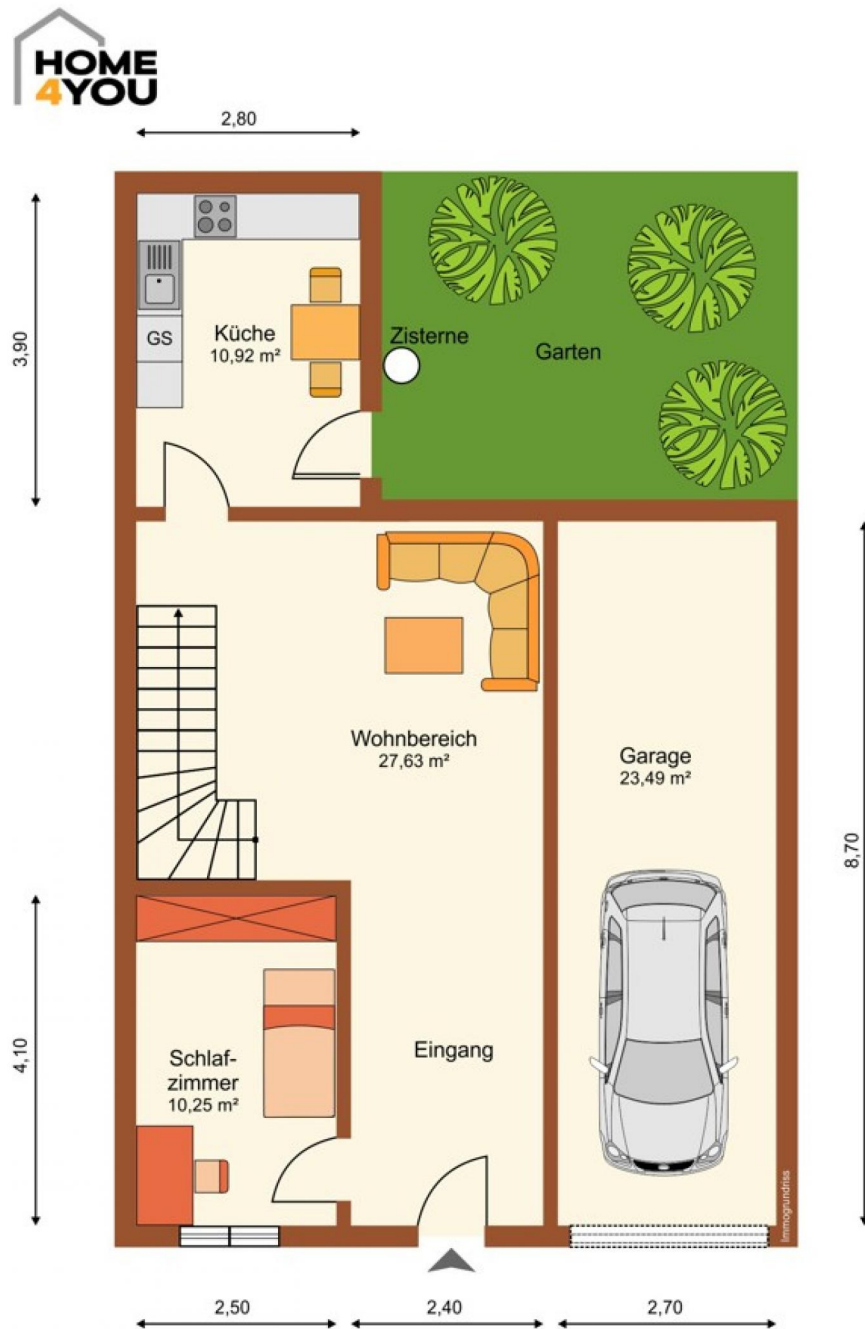


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EG



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