

Unique DHH, quiet location, 3 floors, central heating, garden, garage, fitted kitchen, pool possible

07310 Campanet (Spain), Semidetached house for sale

Object ID: 1551-23ES



Living area approx.: **176 m²** - Total space approx: **260 m²** - Zimmer: **6** - Purchase price: **530,000 EUR**



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Object ID	1551-23ES
Property Type	House, Semidetached house
Address	(Mallorca) 07310 Campanet Spain
Etagen im Haus	3
Living area approx:	176 m²
Area approx.	84 m²
Total space approx	260 m²
Grundstück ca.	199 m²
Zimmer	6
Schlafzimmer	3
Badezimmer	2
Separate WC	2
Balconies	1
Terraces	1
Haustiere	erlaubt
Heizungsart	Central heating
Primary energy supplier	Electricity
Year of construction	2009
Condition	Well maintained
Total parking spaces	1
Garage	1 parking spot
Available from	sofort
Features	Balcony, Cellar, Chimney, Kabel-/Sat-TV, Separate WC, Terrace
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	530,000 EUR



Objektbeschreibung

Living in a quiet, family-friendly residential area on the outskirts of the idyllic village of Campanet.

This extremely attractive semi-detached house over 3 floors, with 260sqm of spacious living and usable area was built in 2009 solid and extends on 199sqm of land.

Through the front door or the garage you enter the very bright and well-kept entrance and living area. Here you will also find the modern kitchen with high quality appliances (Bosch) and fantastic views of the Serra de Tramuntana, as well as a guest toilet.

Via a staircase you reach the upper floor with its 2 elegant bedrooms with a bathroom. Also located here is another room, which is currently used as an office. The master bedroom additionally has a bathroom en suite and a dressing room. It impresses with its own roof terrace with fantastic views towards the Sierra de Tramuntana.

Furthermore, you can reach through the living area, via a staircase to the basement, where there is a second living room with its own small kitchen. There is also a toilet and a bedroom. From here you can access the outdoor area.

This leads primarily to the cozy teak terrace and the beautiful garden with its own lemon tree. At the end is a level, which would be perfect for a pool. Here you can spend a lot of time outdoors and enjoy the pleasant Mediterranean climate.

All rooms have central heating, which provides cozy warmth even in the cooler winter months. The semi-detached house has a cistern with 27,000 liters, so you can easily use your own stored water. Loving details such as the noble furnishings as well as the high-quality materials made of teak round off this wonderful gem. Here you will always feel "welcome" and comfortable.

Make an appointment with us and don't miss this unique opportunity.

Features

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)
- Protection against burglary due to central location
- Low maintenance compared to a finca with land plot

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

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 Campanet is located about 30 minutes from the island's capital Palma and lies at the foot of the Tramuntana Mountains. The region is part of the undiscovered Mallorca, which is the charm of the beautiful village.

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

Social life is very pronounced here and in summer the marketplace in front of the church is bustling with life until late at night.

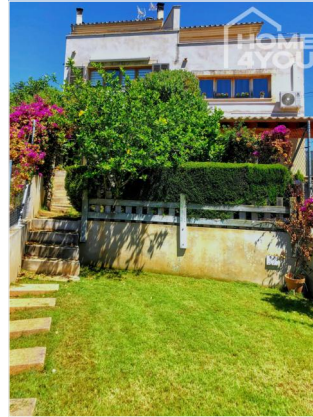
The municipality historically belongs to the wealthy communities of the island and therefore also has beautiful buildings, whose restoration often reveals true treasures, including natural stone walls, round arches or gorgeous cool courtyards, which not infrequently offer space for a pool.

In Campanet they find all year round open in addition to various restaurants and bars all things of daily need, supermarkets, banks, hairdressers, cosmetics, massage and post office.





Wohnbereich 2



Garten



Küche



Küche



Küche



Küche





Küche



Wohnbereich 1



Terrasse



Terrasse



Aussicht



Wohnbereich 2





Wohnbereich 2



Wohnbereich 2



Schlafzimmer1



Aussicht Terrasse



Schlafzimmer1



Badezimmer





Badezimmer



Ankleidezimmer



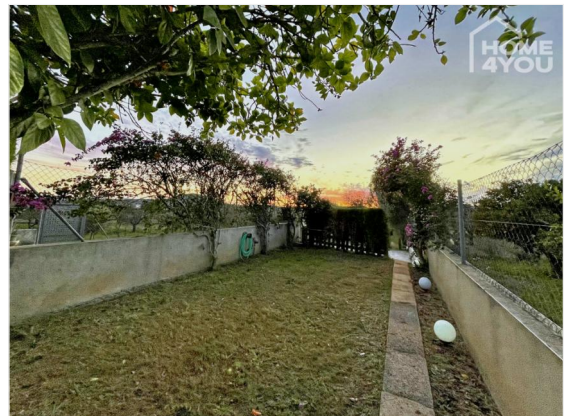
Büro



Schlafzimmer2



Schlafzimmer2



Garten

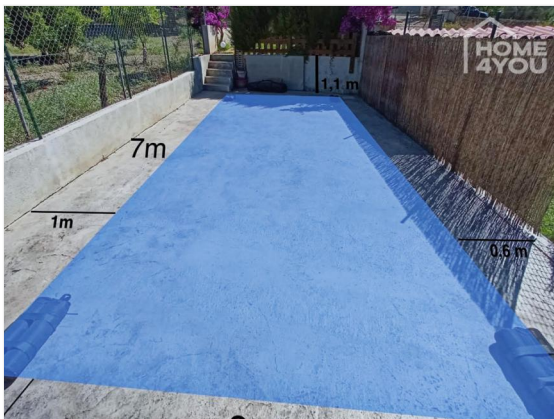




Garten



Poolbereich



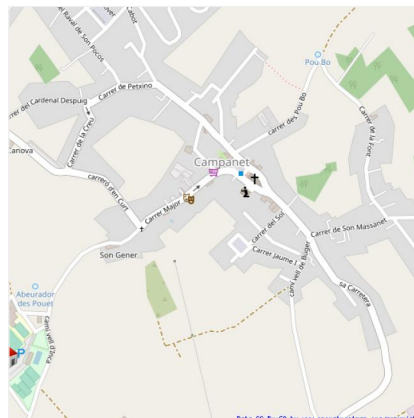
Poolbereich



Sep. WC

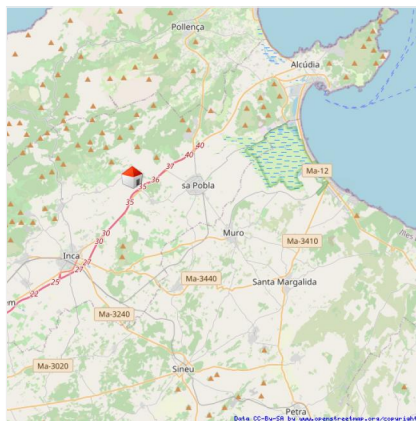


Außenansicht

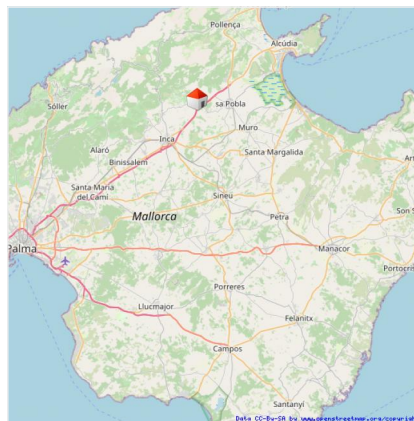


Campanet





Region



Mallorca



Auslandsimmobilien



Kaufabwicklung

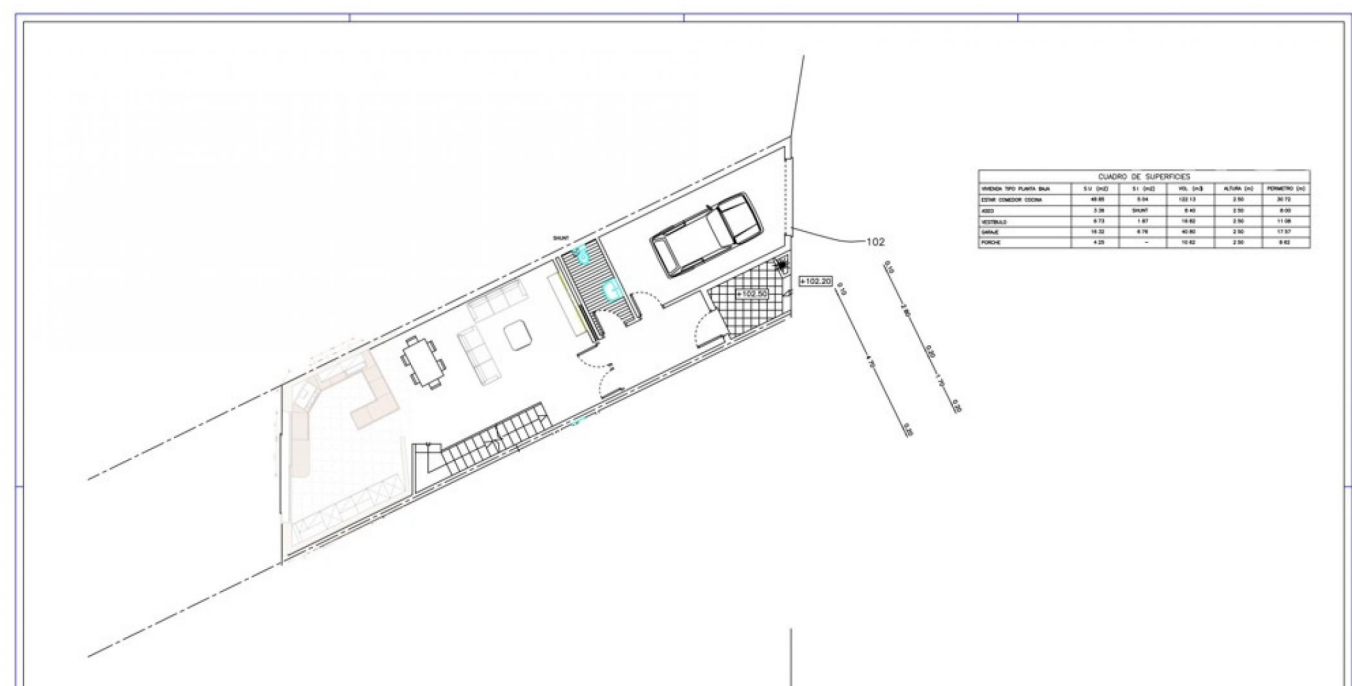


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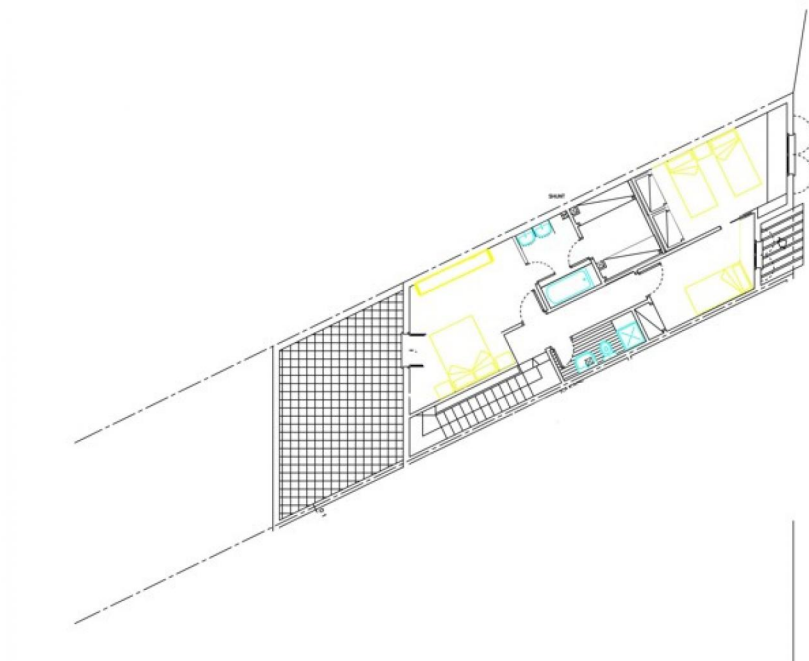
Grundriss

Erdgeschoss



Grundriss

Obergeschoss



CUADRO DE SUPERFICIES					
ÁREA TIPO PLANTA PISO	S1 (m²)	S1 (m²)	RS (m²)	ALTA (m)	PERÍMETRO (m)
DORMITORIO 1	11.41	3.84	45.81	2.50	19.13
DORMITORIO 2	13.78	2.84	35.47	2.50	15.24
DORMITORIO 3	9.88	1.20	18.80	2.50	12.84
Baño 1	4.37	0.40	10.80	2.50	8.50
Baño 2	3.80	0.40	7.80	2.50	7.70
COCINA/BAÑO	4.20	-	12.80	2.50	13.80
TOTAL	22.24	-	-	-	20.17



Grundriss

Untergeschoss

