

## Colonia de San Pedro

référence du bien 077305



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

## Spacious sea-view villa in a quiet location on the harbour of Colonia Sant Pere

séjour: 470 m<sup>2</sup>

energy certificate: e

terrain : 430 m<sup>2</sup>

chambres: 3

salles de bain: 3

vue sur la mer: ✓

**prix: € 850.000,-**



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### **description:**

This sea-view villa is situated in a quiet location right next to the harbour. Those seeking a property offering ample space to realise their living ideas will find this house ideal and with a total of approx. 430 of living space spread over 3 levels it offers ample space for even a large family.

Upon entering the unique spaciousness of the property is immediately apparent. On the ground floor is the living area, the kitchen, a bedroom with en-suite bathroom, and access to the pool and to the large main terrace.

The lower level houses a large recreation room with bathroom and a professional kitchen, suitable for special occasions. There is also a charming wine cellar (bodega), a wine connoisseur's dream.

This exceptional property has been continuously maintained and has a new pool and recently-installed oil-fired heating.

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### localisation & environnement:

Colonia de Sant Pere lies in the municipality of Artà, the Majorcans call it lovingly the harbour of Artà. Wonderfully situated in front of the mountains of Mont Ferrutx, the village maintains the rhythm of the inhabitants, even in the summer it does not change a lot. With the construction of the new harbour the village has grown but because of the building regulations, there are no large buildings or hotels. Unforgettable sunsets are memories for visitors to this village.



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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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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
A más eficiente		
B		
C		
D		
E	243.90	65.10
F		
G menos eficiente		

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