

# Capdepera

référence du bien 121077



PORTA MALLORQUINA®

Your home. Our passion.

## Beautifully-situated finca with pool and wonderful views in Capdepera

séjour:	300 m <sup>2</sup>	energy certificate:	en proceso
terrain :	9.378 m <sup>2</sup>		
chambres:	4		
salles de bain:	4		
vue sur la mer:	-	<b>prix:</b>	<b>€ 1.800.000,-</b>



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## description:

This lovely finca, built in 2000, is situated on a plot of over 9,000 sqm on the edge of the Parque de Levant nature reserve, and offers wonderful sweeping views of the surrounding countryside as far as the castle of Capdepera and the sea on the horizon.

Its living space of approx. 300 sqm is spread over 2 levels. Access is via an entrance area on the ground floor which leads into a hallway with guest WC. Straight ahead is the living/dining area with open kitchen, utility room and pantry, and also on this level is the spacious master bedroom with dressing room and large bathroom. All rooms on the ground floor have access to a large panorama-terrace with steps leading to the pool.

A staircase in the hallway leads to the lower living area on the pool level with a living area distributed over a dining room, kitchen and 2 bedrooms with en-suite bathrooms. There is also a smaller studio with sleeping area and bathroom, and the house technology room.

The cellar area is completely surrounded by an air shaft. Oil-fired central heating and a fireplace ensure pleasant temperatures throughout the year, and if required the 85 sqm saltwater pool can be heated by means of an air/heat pump and can be covered. Further features include mains electricity, 2 large water cisterns and a borehole for an authorised water source which could be put into operation at any time.

The plot is completely surrounded by walls and a fence and has a typical Mallorcan established tree population with olive, carob, citrus and fruit trees.

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## localisation & environnement:

You can recognize Capdepera from far away because of its castle and the medieval buildings which are inside the castle walls. A widely known medieval market takes place every year which is worth a visit. To the municipality of Capdepera belong also the villages Cala Ratjada, Cala Mesquida and Canyamel

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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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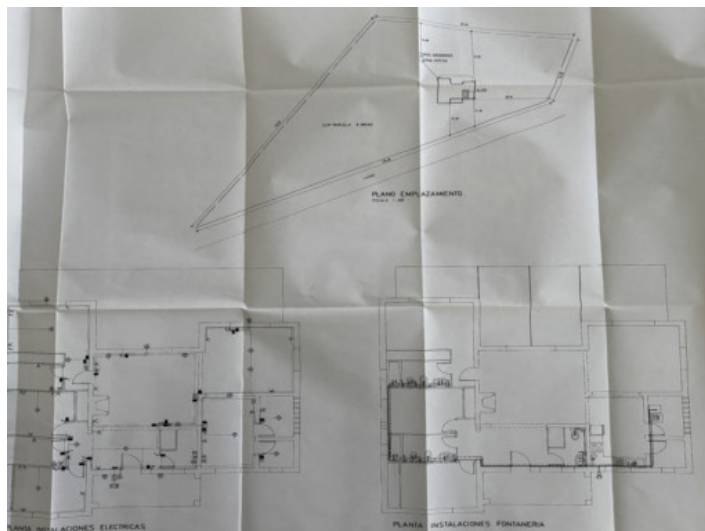
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