

Capdella  
référence du bien 121526



PORTA MALLORQUINA®

Your home. Our passion.

## Peaceful, detached family house with great potential in Es Capdellà

séjour: 214 m<sup>2</sup>  
terrain : 430 m<sup>2</sup>  
chambres: 4  
salles de bain: 4  
vue sur la mer: -

energy certificate: e

**prix: € 570.000,-**



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## description:

This wonderful detached house, now in need of some renovation, is situated in the village of Es Capella in very quiet surroundings. Es Capella lies between the beautiful Serra de Tramuntana World Heritage Site and the traditional Mallorcan village of Andratx.

Beautiful 360 degree panoramic views of the mountain range and the lush green of the surrounding woods, and over the village as far as the bay of Camp de Mar/Paguera provide an absolute highlight and invite to spend relaxing time on the terraces.

A constructed interior area of 214.45 sqm is distributed over 4 bedrooms, 4 bathrooms, 2 of which are en suite, a fully-equipped fitted kitchen, and a bright living/dining room with views of the bay. The communal pool invites you to relax and cool off on hotter summer days. Tradition and simple elegance are reflected in a classic English style in all rooms of the house,

Further features of this unique property include hot/cold air conditioning, central heating, the communal pool with possible right of use, a utility room, a storage room, a fireplace and 3 garage parking spaces.

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## localisation & environnement:

Es Capdella is a small village with 1000 inhabitants which belongs to the municipality of Calvia. It is situated at the foot of the Tramuntana mountains, 115 metres above sea level with views as far as the Puig de Galatzo (1027 metres high). It was founded in the 17th. Century and has retained the charm of times gone by.

Due to its special location Es Capdella has remained an insider tip where individualists, principally Germans and English, have recognised what the village and the surrounding area have to offer and have settled here. The bars Nou and Es Moli should also be mentioned, two central venues in the village offering Mallorcan cuisine and very popular with tourists. Scenically particularly lovely are mountain routes from Capdella to Puigpunyent via Galilea, and to Andratx and Peguera.

Es Capdella is situated only 6 – 8 km. From the coast, where long sandy beaches and beautiful bays invite to bathe. A large choice of activities are available together with a very good infrastructure. Palma can be reached within approx. 15 minutes, and the airport is only 20 – 25 minutes away.



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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	221.70	53.10
F		
G menos eficiente		

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