

Bunyola – Mitte

# Townhouse with separate guest area and picturesque views

Objektnummer: ES243744798



KAUFPREIS: 770.000 EUR • WOHNFLÄCHE: ca. 120 m<sup>2</sup> • ZIMMER: 4 • GRUNDSTÜCK: 188 m<sup>2</sup>

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## Auf einen Blick

Objektnummer	ES243744798	Kaufpreis	770.000 EUR
Wohnfläche	ca. 120 m <sup>2</sup>	Haus	
Bezugsfrei ab	nach Vereinbarung	Nutzfläche	ca. 0 m <sup>2</sup>
Zimmer	4	Ausstattung	Terrasse, Kamin
Schlafzimmer	3		
Badezimmer	2		
Baujahr	1880		

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## Auf einen Blick: Energiedaten

Heizungsart	Zentralheizung	Energieinformationen	BEDARF
Energieausweis gültig bis	18.04.2034	Endenergiebedarf	124.40 kWh/m <sup>2</sup> a
Befuerung	Öl	Energie- Effizienzklasse	D



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## Die Immobilie





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## Die Immobilie



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
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>	124.40	
<b>E</b>		38.30
<b>F</b>		
<b>G</b> menos eficiente		

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## Ein erster Eindruck

This charming townhouse in Bunyola offers a living space of approx. 120 m<sup>2</sup> on a plot of approx. 188 m<sup>2</sup>. With a total of 4 rooms, including 3 bedrooms and 2 bathrooms, this typical village house is ideal for families or couples who want to enjoy life in a picturesque setting. The house is in a well-kept condition and impresses with its views over the village and the impressive Tramuntana landscape. The property has a separate guest area which offers additional privacy for visitors or as a home office. The central heating provides cozy warmth in the colder months, while the parking space for rent can be taken over as an option. The house is mostly furnished, making it easy to move in immediately. The location of the townhouse is ideal for those who appreciate the authentic ambience of Bunyola, but at the same time are looking for easy access to the surrounding towns and beaches. The tranquil surroundings and proximity to nature offer a welcome escape from the hustle and bustle of everyday life. Overall, this property presents itself as an attractive opportunity for those looking for a traditional style of living in an idyllic setting. Feel free to contact us for more information.

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## Ausstattung und Details

Floor: Tiles  
Central oil heating  
GESA/city electricity  
City water  
Fireplace  
terrace  
garden  
swimming pool



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## Alles zum Standort

Bunyola, a picturesque village at the foot of the Serra de Tramuntana, offers a perfect combination of traditional Mallorcan culture and breathtaking nature. With its narrow streets and authentic stone houses, it attracts those seeking peace and quiet and nature lovers alike. Particularly worth seeing are the Jardins d'Alfàbia, magnificent historic gardens with exotic plants, water features and a 13th century manor house. The parish church of Sant Mateu is another highlight, known for its impressive baroque architecture. For hikers and cyclists, the surrounding area offers numerous routes, including the famous GR221 hiking trail, which leads through the Serra de Tramuntana. A trip on the historic train from Palma to Sóller, which passes through Bunyola, is also an unforgettable experience. The proximity to Palma and Sóller makes Bunyola ideal for those who want to enjoy the tranquillity of the countryside and at the same time benefit from the advantages of the cities. Bunyola combines tradition, nature and comfort - a perfect place to live and relax.

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## Weitere Informationen

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Florian Waetzoldt

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