

Santa Maria del Camí – Mitte

# Authentic village house in a sought-after location in Santa Maria del Camí

Property ID: ES243745005



PURCHASE PRICE: 330.000 EUR • LIVING SPACE: ca. 90 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 90 m<sup>2</sup>

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## At a glance

Property ID	ES243745005
Living Space	ca. 90 m²
Roof Type	Gabled roof
Rooms	6
Bedrooms	2
Bathrooms	1
Year of construction	1950

Purchase Price	330.000 EUR
Condition of property	Needs renovation
Construction method	Solid

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## Energy Data

Energy certificate valid until	16.01.2029
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	233.30 kWh/m²a
Energy efficiency class	G

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## The property





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## A first impression

For sale is a charming townhouse in Santa Maria, which boasts a solid basic structure and a wealth of potential. Built in 1950, the house is located in a quiet part of the city and offers a wide range of possible uses on a living space of around 90 m<sup>2</sup> and a plot area of around 90 m<sup>2</sup>. The property has a total of six rooms, including two bedrooms, which offer plenty of space for individual design. A bathroom completes the space on offer. The personal outdoor area includes a charming patio, which can also be individually designed. The quality of the furnishings in the house is simple and invites modernization to meet today's comfort requirements. The building benefits from a good basic supply of mains electricity and mains water. There is also a well, which offers the potential to reduce water costs. The last comprehensive modernization took place in 2008, which leaves room for further renovations to fully exploit the potential of this property. This property will particularly appeal to buyers who enjoy combining the character of an older house with new ideas to create their own individual home. It offers the ideal basis for realizing your own style with renovation measures and significantly increasing the quality of living. Take this opportunity to invest in a property that, with the right vision, can become a unique home.



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## Details of amenities

- City electricity
- City water
- Fountain
- Tiles
- Patio

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## All about the location

Santa María del Camí, a picturesque village in the heart of Mallorca with around 7,000 inhabitants, has developed into a highly sought-after location and combines traditional charm with modern comfort. The imposing parish church, with its striking bell tower, is an architectural jewel that reflects the history of the village. Another attraction is the wine, which is grown in Santa María and attracts many visitors. The weekly market takes place on Sundays, with fresh produce, handmade goods and local specialties. The landscape, characterized by rolling hills and vineyards, is ideal for walks and bike rides and the nearby Tramuntana mountains can be explored. The central location of Santa María, just 20 km from Palma, makes it an attractive place to live for those who appreciate the tranquillity of village life and want to have the amenities of the city within easy reach. The airport and beaches are also within similar reach. There are high-quality restaurants and shopping facilities and, in addition to the renowned international school "The Montessori School", there is also a public school. The leisure center "Mallorca Fashion Outlet", just a few minutes away by car, offers numerous fashion stores, bars, restaurants and a large cinema.

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## Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on the 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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## Contact partner

For further information, please contact your contact person:

Florian Waetzoldt

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