

Santa Maria del Cami – Mitte

# Exclusive with Von Poll Real Estate : “Villa Wesco”, a stately town house in the heart of beautiful Santa Maria del Cami

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???? ??: 1.550.000 EUR • ??: ca. 633 m<sup>2</sup> • ??: 8 • ??: 380 m<sup>2</sup>

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Exclusive with Von Poll Real Estate : “Villa Wesco”, a stately town house in the heart of beautiful Santa Maria del Cami. This stately town house was extensively renovated in 2016 and was then used for many years as a business premises and headquarters of the well-known furniture store “Villa Wesco”, which was known throughout the island for its fantastic living ideas for indoor and outdoor areas. The city villa with 633 m2 of usable space and a plot area of 380 m2 is spread over four floors, which are connected up to the second floor via an elevator. On the third level there is the event kitchen and a fantastic roof terrace with a large outdoor kitchen and bar. From here you have a wonderful view over the village of Santa Maria and the impressive mountain panorama that frames it as well as the famous mountains of Alaro. On the ground floor there is the entrance area, which flows into several interconnected areas that were used as exhibition space and the large patio at the back. The layout of the front part of the house is practically identical from the first to the third floor, and there is also another terrace in the rear part of the house on the third floor. The configuration of the load-bearing walls with the open space concept as well as the spacious outdoor areas totaling 133m2 allow both the commercial use of the property and a conversion into a residential property without much effort. The property's fantastic location right next to the lively Plaza Hostals with its shops and restaurants is perfect for both commercial and private use or a combination of both. It is possible to continue to rent the adjacent property that was previously used for business purposes. This is an exceptionally good investment opportunity in every respect. The team of Von Poll Real Estate Santa Maria will be happy to answer any further questions or to arrange a viewing at your convenience.

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- Air-to-water heat pump
- Air conditioning
- Passenger elevator
- patio
- garden
- Disabled WC
- Home automation
- Roof terrace with event kitchen

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Santa Maria del Camí, a picturesque village in the heart of Mallorca, combines traditional charm with modern comfort. Known for its wine production and authentic ambience, this village is a popular destination for locals and visitors alike. The imposing parish church, with its striking bell tower, is an architectural gem that reflects the history of the village. A highlight is the local weekly market, which takes place every Sunday and offers an abundance of fresh produce, handmade goods and local specialties. Wine lovers should definitely visit the numerous wineries in the area and sample the delicious local wines. The picturesque landscape, characterized by rolling hills and vineyards, invites you to take relaxing walks and bike rides. Santa Maria del Camí is also an ideal starting point for excursions into the surrounding countryside. The nearby Tramuntana mountains offer spectacular hiking trails and breathtaking views of the island. The central location of Santa Maria del Camí, only about 20 km from Palma, makes it an attractive place to live for those who appreciate the tranquillity of village life but still want the amenities of the city within easy reach.

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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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Florian Waetzoldt

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*To Disclaimer of von Poll Immobilien GmbH*

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