

# Marratxi

Objekt-Nr. 121831



PORTA MALLORQUINA®

Your home. Our passion.

## Large villa with great potential in very quiet location in Marratxi near Palma

living space:	285 m <sup>2</sup>	Zwembad:	✓
Perceel:	2.000 m <sup>2</sup>	LABEL_ENERGIEKLA	d
Slaapkamers:	6	SSE:	
Badkamer:	2		
Uitzicht op zee:	-	<b>Prijs:</b>	<b>€ 1.100.000,-</b>



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### Objektbeschrijving:

This lovely country house is situated in a quiet street in a residential area in Marratxí, only 10 minutes drive from the centre of Palma and close to supermarkets and restaurants. It stands on a plot of 2.000 sqm with a well-kept garden, a barbecue zone, a pool and a tennis court.

Its constructed area of 287 sqm is spread over 2 levels and includes 118 sqm of terraces and porches. A large, bright dining room accesses a private, tranquil veranda allowing the entry of ample natural light, and at the end of the garden is the pool.

Distributed over the ground floor is a large entrance hall, 2 double bedrooms, one of them currently used as a living room, a bathroom, a large kitchen with laundry room and access to the garage, a pantry and the spacious living/dining area.

A lovely staircase leads up to the 2nd level with 3 double bedrooms, one with access to a terrace, an office, and a bathroom.

There is also a roof terrace presenting beautiful unobstructed views of the Tramuntana mountains.

Further features of this impressive country house include aluminium windows, oil-fired central heating, air conditioning, a fireplace, and large wardrobes offering ample storage space.

The house is in a good state of conservation.

Should you require any further information, or wish to arrange a private viewing, please do not hesitate to contact us.

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### Locatie en omgeving:

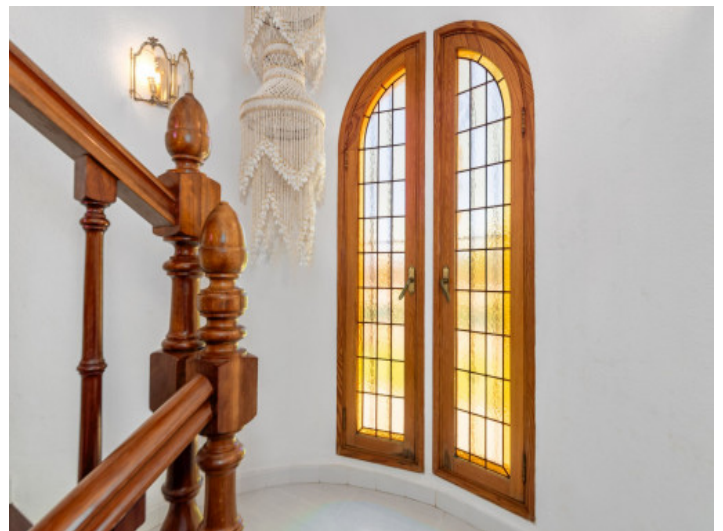
Marratxi is situated in the north of Palma but already an own municipality with several small villages. About 30.000 inhabitants live in the municipality which has been grown to a popular living area for the last years because of its proximity to the capital and the good connection (highway, train).

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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	119.90	33.10
E		
F		
G menos eficiente		

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