

**Marratxi**

search for property MAL-121831



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

constructed area:	285 m <sup>2</sup>	energy certificate:	d
plot area:	2.000 m <sup>2</sup>		
bedrooms:	6		
bathrooms:	2		
sea view:	-	<b>price:</b>	<b>€ 1,100,000.-</b>



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## Details:

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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### **Location & surrounding area:**

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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Garden



Garage



Façade and tennis court



Garden



Pool



BBQ area

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Entrance area



Living area with fireplace



Dining area



Country style kitchen



Large kitchen



Staircase

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Mastersuite



Mastersuite



One of 4 bedrooms



Bedroom



Bedroom



Study room

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Bathroom



Bathroom



Covered terrace

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



Energy scale