

Arta  
Объект № 122171



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Authentic finca near Artà with large plot, pool and plenty of potential

жилая площадь:	516 m <sup>2</sup>	бассейн:	✓
участок:	14.029 m <sup>2</sup>	Энергетическая	e
спальни:	6	сертификация:	
санузел:	4		
вид на море:	-	цена:	€ 1.450.000,-



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## Описание объекта:

This finca is nestled in a peaceful, rural setting just a few minutes' drive from the charming town of Artà. It sits on a generous plot of approximately 14,029 sqm, surrounded by mature trees and featuring two wells – ideal for those who appreciate Mallorca's country lifestyle.

The total constructed area is approx. 516 sqm, of which around 301 sqm are dedicated to living space. Spread over two levels, the property offers a flexible layout and multiple outdoor areas. At its heart lies an approx. 80 sqm patio with a covered dining area, traditional BBQ oven and lush vegetation – a sheltered space perfect for enjoying time outdoors.

At the rear, a spacious terrace overlooks the 47 sqm pool and offers direct access to the dining room – an inviting spot to relax while taking in the surrounding nature.

One of the home's highlights is its thoughtful design: nearly every room has its own access to the outside, whether it's to the patio, garden or rear terrace. This creates bright, open interiors with a natural flow between indoor and outdoor living.

The living room with fireplace leads to one wing with two bedrooms – one with en-suite bathroom, the other with a walk-in wardrobe – and an additional full bathroom. An internal staircase leads to an upper-level room with a terrace and green views, suitable as an office or extra bedroom.

A second section of the house offers an open-plan kitchen and dining area with pantry, utility room and access to the terrace. The adjacent master bedroom includes a private bathroom and small kitchenette. An exterior staircase leads to a separate guest apartment with bedroom, bathroom and built-in wardrobes.

The property features a solid construction, spacious layout, a practical turning area with parking space, and a solar thermal system for hot water.

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## Месторасположения и окрестности:

Artà is a charming town in the northeast of Mallorca, known for its authenticity, historic old town and natural surroundings. Located next to the Llevant Nature Park, it offers a perfect mix of peace, culture and Mediterranean lifestyle. Every Tuesday morning, the lively weekly market brings fresh produce, handmade crafts and a local atmosphere to the town centre. The elevated Sant Salvador sanctuary provides panoramic views over the rooftops and surrounding landscape. Nearby, hiking trails, the prehistoric settlement of Ses Païsses and quiet coves like Cala Torta or Cala Mitjana offer plenty to explore.

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.

PORTA MALLORQUINA • THERESIENST.: 81, D-80333 MÜNCHEN  
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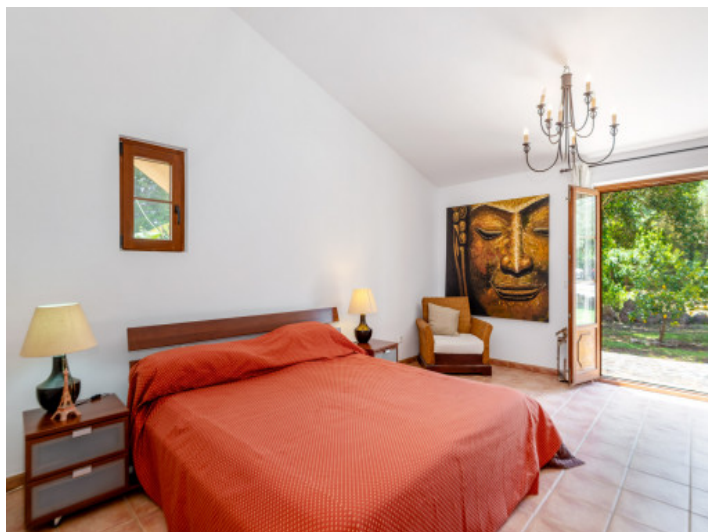


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Escala de la calificación energética	Consumo de energía kWh/m² año	Emisiones kg CO <sub>2</sub> /m² año
A más eficiente		
B		
C		
D	134.00	
E		41.90
F		
G menos eficiente		



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