

**Felanitx**  
Объект № 121113



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Charming townhouse with commercial opportunity in the heart of Felanitx

жилая площадь: 263 m<sup>2</sup>  
участок: 110 m<sup>2</sup>  
спальни: 2  
санузел: 2  
вид на море: -

Энергетическая с  
сертификация:

**цена: € 879.000,-**



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## Описание объекта:

This beautifully renovated townhouse is located in the heart of Felanitx. The property extends over three floors.

On the first floor there is currently a large cozy area with a constructed area of around 100 m<sup>2</sup>. Here you will also find an inviting outdoor terrace, a small patio, a well-equipped kitchen and two guest bathrooms. Various commercial opportunities can be realized here, if desired. The existing business license can also be purchased as an option.

Heating is provided by a pellet stove.

The second floor offers an independent apartment with a spacious living and dining area, an open kitchen, a bedroom and bathroom with shower and WC.

Air conditioning ensures pleasant temperatures all year round.

The second floor houses another independent apartment. Here you will find a bright living and dining room with an open kitchen, a spacious bedroom with dressing room and a bathroom with shower and WC. This floor also offers access to a charming terrace with wonderful views of the surrounding area. Heating here is provided by air conditioning and a pellet stove.

This townhouse in the heart of Felanitx is an outstanding investment opportunity and impresses with its wide range of potential uses. Thanks to the existing structures on the first floor - with a small kitchen and two toilets - it is particularly suitable as a gallery, exhibition space or office space, while at the same time offering a charming living environment.

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## Месторасположения и окрестности:

Felanitx is located in the southeast of Mallorca being a small well-kept village with various shops for daily needs, nice cafés and restaurants.

The landscape is partially hilly and wooded, partially plain and vast, ideal for those seeking tranquillity and for lovers of nature.

The small harbour city of Portocolom and the romantic bays on the east coast are approx. a 15-minute drive away.



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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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TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM



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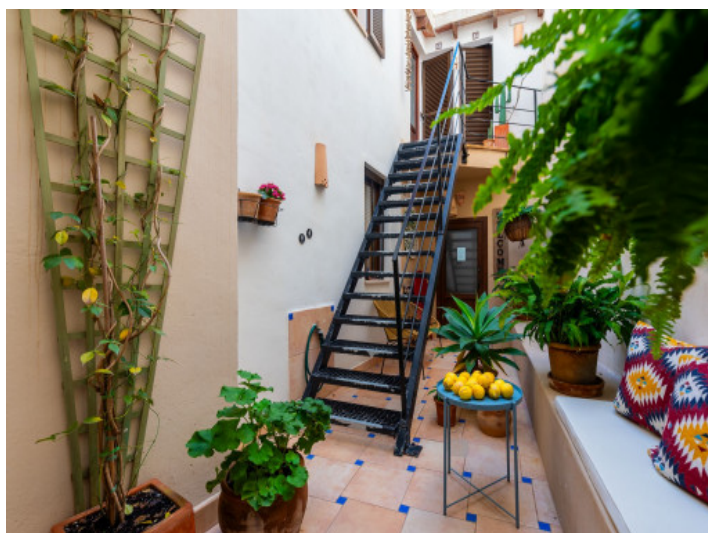
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### Escala de la calificación energética

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	71.90	21.40
D		
E		
F		
G menos eficiente		

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