



Ref. 33003

## Completely renovated villa out of the 19th century Santa Eugenia - Center Island

Price: € 2.400.000

Living area: 408m<sup>2</sup>  
Plot: 5.000m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4

Energy Certificate: In Progress



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South facing.

The net living area of 408 m2 plus terraces is distributed over two floors and an annex.

On the ground floor there is a bedroom with bathroom en suite, living area with open kitchen, dining room with fireplace, and an office which could easily become a fifth bedroom.

On the first floor there is the master bedroom with dressing room, bathroom en suite and a terrace of 54 m2, plus another bedroom with bathroom en suite and private terrace of approx. 48 m2. There is also a large retailer where you could put a small office.

In addition there is an annex with two floors. In the basement there is a large cellar, and on the ground floor there is a separate apartment with bathroom en suite.

The property is located on a wide plot, the ground floor is connected with the annex by a covered terrace of approx. 48m2, with wooden platform, which also extends to the 70m2 pool by a terrace of approx. 112 m2.

Total refurbishment has been carried out at present, and is expected to be completed in late 2016. It will be equipped with the best facilities: underfloor heating, solar panels, heat pump, micro cement floors at the ground floor and parquet floors in the first floor.

The facade of the house is listed as a Heritage Property. Reformed with better facilities and materials in 2016, the combination is very attractive. Very quiet area, but also very quick and easy access to Palma, just 15 min drive to Oldtown Palma.

### Features

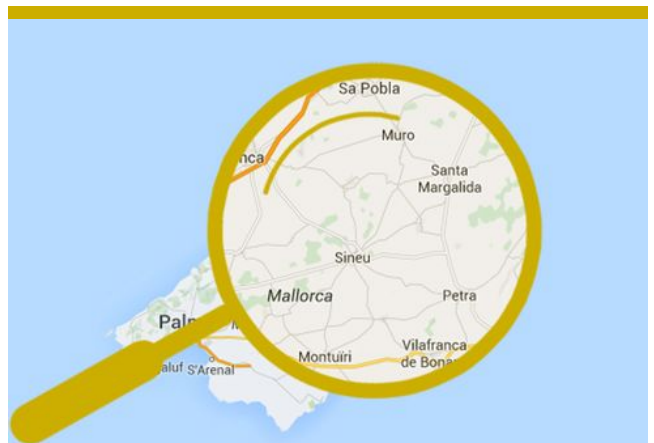
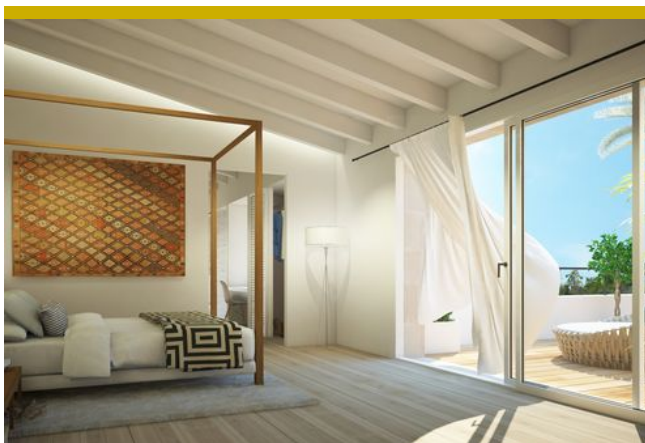
Mountain view, Private pool, Sauna, Privacy, Guest apartment, Bodega, Fireplace, Good road access, Various terraces, Wooden floors, Refurbished, Solar panels, Country estate, Lawn area, Private garden, Central heating, Underfloor heating, AC hot/cold, Garage, Parking, Under construction, Flat plot, Traditional style

### Distances

10 - 20 minutes drive to airport, 10 - 20 minutes drive to Palma

### Disclaimer

All information provided here is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.



# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE

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