



**MEDITERRANEAN VILLA WITH GUEST HOUSE IN ANDRATX**

<b>Price on application</b>		Reference No.:	<b>101202</b>
Rental Price:	<b>€ 0</b>	Term:	
Area:	<b>Southwest</b>	Location:	<b>Andratx</b>
Property type:	<b>Villas/Fincas/Houses</b>	Year of construction:	<b>2009</b>
View:	<b>Mountains</b>	Front line Properties:	<b>No</b>
Plot size:	<b>2800 m<sup>2</sup></b>	Heating:	<b>Air conditioning h/c</b>
Constructed area:	<b>400 m<sup>2</sup></b>	Air conditioning:	<b>Yes</b>
Terrace:	<b>0 m<sup>2</sup></b>	Parking:	<b>Private</b>
Bedrooms:	<b>4</b>	Pool:	<b>Yes</b>
Bathrooms:	<b>2</b>	Furnishing:	<b>Unfurnished</b>

### PROPERTY DESCRIPTION

This Villa, constructed in 2009 and orientated to the south-west, is situated on a double plot of about 2.800 m2, within walking distance to the village.

The constructed area of approx. 400 m2 is divided into two houses. The main house with nearly 270 m2 contains a bright entrance hall with staircase, living room of about 70 m2 with fireplace and access to the garden, fitted kitchen, office and a guest toilet. On the first floor is the large master bedroom with bath en suite, two double bedrooms, one bathroom and the utility room. The basement boasts a room of approx. 50 m2 and a water cistern.

The connected building with separate entrance and approx. 130 m2 offers the possibility to design the distribution of the two levels. A toilet is installed as well as the pre-installations for a bathroom and utility room. At the end of the plot passes a river and the swimming pool of approx. 45 m2 invites to enjoy your stay in nature.

Additional features: air conditioning hot/cold, aluminium windows and doors with triple glazing, wooden ceiling beams, built-in wardrobes, decalcification, garden with automatic irrigation system and parking spaces on the plot.



# UNITED MALLORCA

## REAL ESTATE

