

Alaró  
Reference 120140



PORTA MALLORQUINA®  
Your home. Our passion.

## Wonderfully-renovated, spacious town-house with pool and garden in Alaró

constructed area:	805 m <sup>2</sup>	energy certificate:	g
plot area:	485 m <sup>2</sup>		
bedrooms:	5		
bathrooms:	6		
sea view:	-	<b>price:</b>	<b>€ 3,300,000.-</b>



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## Details:

The rich history of this exquisite village-house in Alaro dates from its construction in 1900. This jewel of a property impresses with its prime location in Alaró, with surrounding shops, bars and restaurants all only a short walk away.

It now awaits its new owners, having recently undergone extensive renovation turning it into an opulent property with 3 levels including the cellar area, with a generous living space of 800 sqm. This is distributed over an harmonious combination of 7 carefully renovated rooms including 5 bedrooms, each with its own bathroom, offering ample space for a large family and guests.

The loft level has also been wonderfully restored, and could easily become a further living area.

The main bedroom captivates with a lovely, very large sun terrace and offers ample space for a further living area.

Floors on the ground level are laid with large, sandstone-coloured tiles, whilst on the first floor parquet has been used under which underfloor heating has been fitted. All other rooms have oil-fired central heating. A special highlight is presented by the large garden with its 40 sqm pool offering welcome refreshment on hotter summer days.

This exceptional property is in excellent condition throughout and even has a cellar which could be configured as required, for example as a fitness room, wine bodega or billiard room. Here special care was taken to preserve the old walls, and the floor was laid with polished cement and granite.

There is also a garage with space for 4 vehicles and convenient access to the garden and the house.

Truly the perfect property for discerning buyers seeking a very high-quality and stylish domicile.

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## Location & surrounding area:

Situated at the foot of the Tramuntana mountains is the wonderful and very popular village of Alaro, authentic Mallorcan and with diverse restaurants, bodegas and shopping possibilities open throughout the year.

Its weekly market takes place every week on Saturdays and presents a real shopping experience with all typical Mallorcan specialities. During the last few years the village has become more popular with a mixed population including the northern countries as far as Spain, bringing a new charm to the village. From here both cyclists and hikers can comfortably start their excursions to the twin mountains, with Palma itself within easy reach.



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Townhouse with pool



Well-kept garden



Sunny pool and garden area



View of the house with terrace



Living area with garden access



Living area

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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Living area



Living area with vaulted stone arches



Open living area with patio access



Large sunny inner patio



Patio access from another side



Upper floor with terrace access

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Large sun terrace



One of 5 bedrooms



Bedroom



Bedroom



One of 5 bedroom



One of 6 bathrooms

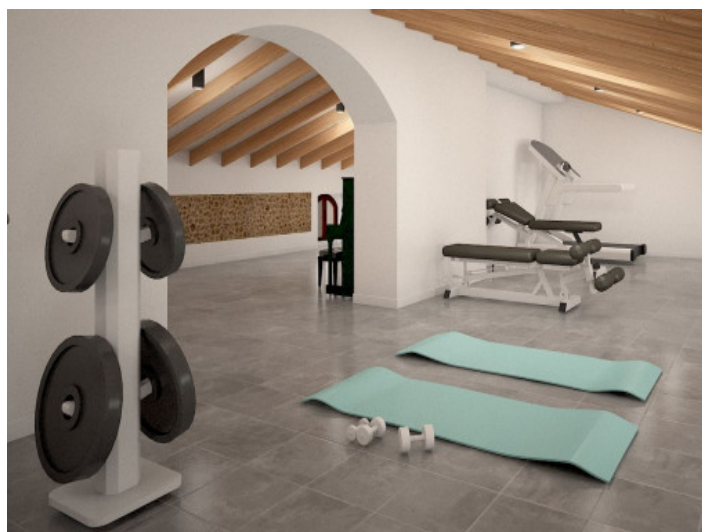
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Large top floor



Gym



Beautiful wooden ceiling beams



Office



Rustic basement



Relaxing pool area

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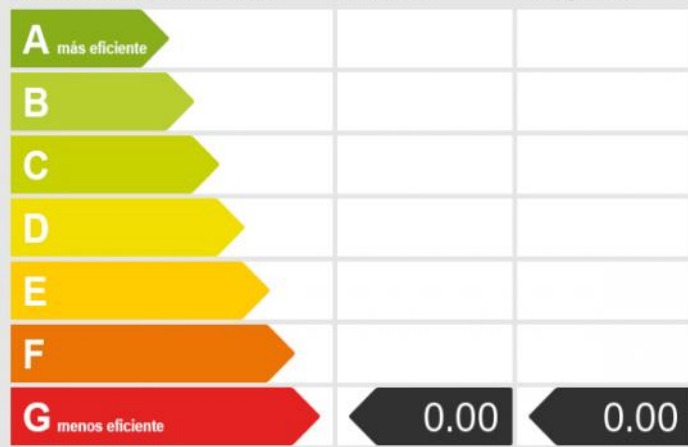


Beautiful garden with pool

### 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



Energieskala

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