

# XICLATI



Solid pine wooden front door with security lock.  
Interior solid wood-work finished in natural varnish.  
Majorcan wood shutters in windows & doors.  
Curved small vault ceiling in kitchen & lounge.  
Double glazing (4+6+4) **CLIMALIT**  
Walls & roof with thermal isolation.  
Safe with electrical lock.  
Alarm system.  
Fuel oil tank (1.500 L)  
Under floor heating.  
Decalcification water system.  
Own water well. Cistern with compression bomb.  
Electrical installation 220 V, according to plan.  
Septic tank with 3 chambers & absorbent well.  
Majorcan mud rain gutter.  
Satellite TV & radio aerial in bedrooms & lounge.  
Empty pipes for telephone in all rooms.  
Blue-tiled swimming pool, deep max. 1,80,m, with lights, filtration system, large terrace with shower & engine's room  
Outside floors Terracotta tiled. Inside floors "Gres" tiled.

## Building Specification

White porcelain bathrooms fittings, **ROCA**.  
Shower 90 x 90, bath 70 x 180  
Porcelain wash hand basin in marble surround in bathroom & toilet.  
Chromed mixer taps, **ROCA**.  
Fuel oil tank in engine's room.  
Exterior walls of 40 cm. thick. Stone covered façade.  
Arabian roof tile  
Electrically-controlled entrance to the land with iron railing.  
Fire-place in lounge-dinning room.  
Plastic painting interior walls, **BRUPER**.  
"Stucco" paintwork in bathrooms.  
Fire door from garage to interior.  
Enclosed plot by Majorcan stone wall.  
Hall & lounge arches lined with "Santanyí" stone  
Furnished Kitchen and equipped with fridge, oven, vitro ceramic, hood, dish wash machine and sink.  
Garden surrounding the house with automatic sprinkler system.

**Any extra modification to introduce in this qualities' list, will be object of separate budget, which once accepted will be due to be paid by the buyer on completion with the handing over keys.**

## Distribution

### Ground floor:

Hall.

1 double bedroom with built-in wardrobe & bathroom en suite (built-in shower, bath, WC, bidet & wash hand-basin fitted in marble).

2 double bedrooms with built-in wardrobes.

Guest toilet with wash hand-basin fitted in marble & WC.

Bathroom with tube, WC and wash hand-basin fitted in marble.

Lounge-dinning room, with rustic chimney & wood girders.

Fitted kitchen with white goods.

Utility room with little terrace.

Covered terrace with ancient restored girders.

### First floor:

1 bedroom-studio with built-in wardrobe & opened terrace.

Bathroom with built-in shower, WC & wash hand-basin fitted in marble

**Price: 700.000 € + VAT**  
(totally finished)

### Exteriors:

Garage

Patio entrance, flag-stone tiling.

BBQ & handcrafted wash hand-basin.

Automatic railing to the plot entrance.

Swimming pool with shower & large terrace.

Almond and fig trees.

Garden surrounding the house.

**Ground floor & 1<sup>st</sup> floor: 231,00 m<sup>2</sup>**

**Terraces & Porches: 119,00 m<sup>2</sup> approx.**

**Swimming pool : 40,00 m<sup>2</sup>**

**Plot: 14.000 m<sup>2</sup>**

