

FINCA S'ESTELRICA



Solid wood entrance door with security lock.

- **Interior woodwork with natural lacquered pine wood.**
- **Majorcan shutters in doors and windows.**
- **Wooden beams & curved vault ceiling in kitchen & lounge.**
- **Double glazing (4+6+4) "Climalit"**
- **Roof & walls with thermal insulation.**
- **Air conditioning, safe with electronic lock.**
- **Alarm system.**
- **Diesel oil tank(2.000 L), Swimming pool filter system.**

- **Water softener.**
- **Under floor heating**
- **Private water well.**
- **Cistern with compression pump.**
- **Electrical installation 220 V, according to plan.**
- **Septic tank with 3 chambers & absorbent well.**
- **Clay rain gutters.**
- **Satellite TV in lounge & bedrooms.**
- **Telephone sockets in all rooms.**
- **Swimming pool with blue gresite tiles, maximum depth 1,80 m, lighting & filter system.**
- **Large sun terrace.**



- Terracotta exterior flooring (or similar)
- Interior stoneware ceramic flooring.
- White porcelain bathroom fittings “Roca” *
- Stone shower enclosure, bath tub 70 x 160
- Marble vanity top with under-counter wash basin in bathrooms & WC.
- Chromed mixer taps “Roca” *
- External walls 40 cm thick.
- Arabian roof tile.
- Electrical controlled iron gate entrance to land.
- Fire-place in lounge.
- Interior plastic paint “BRUPER” *
- Stucco in bathrooms
- Fire door from garage to interior.
- Enclosed plot
- Hall & lounge arches lined with Santanyi stone.
- Fully fitted & equipped kitchen*
- Planted garden around house with automatic irrigation system. 150 m2

*** Buyers choice**

For any other extra installations or modifications not specified in this building specification list, will be subject to a separate budget which once accepted will be paid by the buyer on completion with the handing over of the keys.



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DISTRIBUTION GROUND FLOOR:

- Garage with automatic garage door & utility room
- Lounge – Dining room with corner fire-place & wooden beams.
- WC with washbasin
- Entrance hall with staircase to first floor
- Fully fitted & equipped kitchen with electrical household appliances, lounge.
- study
- Double bedroom with built-in wardrobes & bathroom in-suite with shower, bath tub, WC, bidet & double washbasin.
- Built-in wardrobe in entrance hall
- Terrace with wooden beams.



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DISTRIBUTION 1st FLOOR:

- Double bedroom with built-in wardrobes & bathroom en-suite with shower, bathtub, WC., bidet & two under-counter hand-basins in marble vanity top.
- Two double bedrooms with built-in wardrobes.
- Terrace with lateral staircase.



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EXTERIOR:

- Entrance gate, made with two iron sheets & non rust coating, automatic control.
- BBQ & handcrafted wash hand-basin.
- Swimming pool 9 x 5 m
- Swimming pool with terrace & exterior shower with hot & cold water.
- Garden surrounding house (ca. 150 m²)
- Garden outhouse with swimming pool & heating machinery
- Solar panels for hot water.



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Plot: **19.533 m²**

Ground floor: metres const. **226,50 m²**

Swimming pool: **45 m²**

1^a Floor: metres const.: **90,00 m²**

Terraces: **135,80 m²**

Total surface area: **316.50 m²**

SPECIFICATIONS:

- Wonderful views over looking the village of Artá & the mountain.
- Automatic irrigation system
- Swimming pool with large sun terrace
- Exterior shower with hot & cold water.
- Small restored outhouse (to use as summer kitchen or annex)
- Exterior & interior staircase to the first floor
- Planted garden surrounding house 150 m²
- Well
- Solar panels

Keys in hand

Price: €1.200.000,-

