



## Rustic Nature Plot with Existing Building near Santa Margalida



**2**  
Bedrooms



**1**  
Bathrooms



**66 m<sup>2</sup>**  
Built



**5.470 m<sup>2</sup>**  
Total



**390.000€**  
Price

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## Description

This charming property is located in a quiet, rural setting near Santa Margalida and offers a high level of privacy as well as beautiful views of the surrounding countryside. ~On the plot there is a single-storey building with an approximate constructed area of 96 m<sup>2</sup>. The building includes a living area, an open kitchen, two bedrooms, and a bathroom. A spacious covered terrace (approx. 22 m<sup>2</sup>) extends the usable outdoor space and provides a comfortable place for sitting and relaxing.~The plot is kept in a natural state and offers a high level of tranquility and privacy. The surroundings are characterized by rural properties and an established neighborhood.~The location combines peace and quiet with good accessibility:~The beaches of Mallorca's north coast can be reached in about 15 minutes by car, as well as the town center of Santa Margalida, which offers shops, restaurants, cafés, and authentic Mallorcan charm.~This property is particularly suitable for buyers looking for a rural plot with existing buildings in a quiet location and who appreciate the character of a rustic countryside property.~Legal Notice~The existing building on the plot does not have a certificate of occupancy (Cédula de habitabilidad). According to a resolution issued by the municipality of Santa Margalida, the issuance of a Cédula de carencia is not possible. The property is sold as a rural plot with existing buildings, without any guarantee of residential use or future legalization.~~Remax Collection Grup Direct Notice~The sale price of the property includes the brokerage commission, which is fully payable by the seller. The price does not include the corresponding Property Transfer Tax (ITP), which amounts to 8% for purchase prices up to €400,000, nor the notary and land registry fees, which are estimated at approximately 2% and must be paid upon signing the respective public deed.~The tax percentage is calculated on the final purchase price stated in the public deed and may vary depending on subsidies, grants, age, or other circumstances of the taxpayer.~All information is based on details provided by the owner or the contracting party. No guarantee is given regarding the accuracy, completeness, or timeliness of this information. Changes, errors, and prior sale are reserved. This exposé does not constitute a contractual offer but serves solely for non-binding information purposes. Only the agreements contained in the notarized purchase contract shall be legally binding. The floor plans, measurements, and illustrations contained in this exposé are provided for visualization purposes only and may differ from the actual execution.~~~

## Details

- ✓ Ref: 101BL102
- ✓ Parking place

- ✓ Energy certification:
- ✓