



## CHARMING HOUSE IN CAMPANET 217M2 + GARDEN



4

Bedrooms



3

Bathrooms



217 m<sup>2</sup>  
Built



215 m<sup>2</sup>  
Total



595.000€  
Price

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## Description

Charming village house with 217m<sup>2</sup> of Mallorcan soul and views of the Tramuntana Mountains in the heart of Campanet~~There are houses that are simply visited... and others that are felt from the very first moment. This beautiful village house in the centre of Campanet belongs to the latter: a home full of character, light, and authenticity, where every detail breathes Mallorcan tradition and where open views of the majestic Tramuntana Mountains accompany every moment of the day.~~Located just a few steps from the charming Plaza Mayor, the property perfectly combines the charm of traditional architecture with the comfort of a home ready to be enjoyed. Its wonderful Mediterranean patio-garden becomes one of the most special spaces of the property: an intimate and peaceful corner where you can enjoy breakfast in the sun, share long summer evenings, or simply admire the mountains rising on the horizon.~~Upon entering the house, a cosy living room with high ceilings and exposed wooden beams immediately creates a warm and welcoming atmosphere. An elegant sandstone arch connects this space to the kitchen-dining area, an architectural feature that enhances the Mallorcan character of the home. The kitchen opens directly onto the patio, creating a natural connection between indoor and outdoor living that invites you to enjoy the Mediterranean lifestyle at its finest. The original staircase, carefully preserved and accompanied by exposed stone walls, adds even more personality and authenticity to the property.~~On the first floor, there are two spacious double bedrooms: one with an en-suite bathroom and the other with a walk-in wardrobe, as well as an additional bathroom with a shower located next to the staircase. The upper floor houses the main bedroom with an integrated bathroom, a bright and spacious area offering multiple possibilities, including the option to divide it in order to create an additional bedroom if desired.~~The house is sold fully furnished and ready to move into. In addition, it comes with an approved executive licence allowing for several attractive improvements, such as the construction of a swimming pool, a terrace on the first floor, raising the height of the second floor, or transforming the patio outbuilding into a charming guest house or independent studio. While not essential, these projects represent an excellent opportunity to personalise the property and increase its value.~~The property features heating via a pellet stove, a practical laundry area in the patio, and a rainwater collection well ideal for irrigation during the summer months. Although there is no private garage, the house is located next to a public parking area, providing great convenience for daily life.~~Campanet is one of the most charming villages in the interior of Mallorca. With approximately 2,600 inhabitants, it preserves an authentic, peaceful, and residential atmosphere, far from mass tourism. Situated between plains and mountains, it is only 15 minutes from the beach and around 30 minutes from Palma and the airport, with excellent road and public transport connections to Inca and the rest of the island.~~Its narrow streets lead to the beautiful Plaça Major, dominated by its 18th-century Baroque church and surrounded by lively cafés and restaurants. The village offers all essential services, a weekly market every Tuesday with fresh local produce, as well as some of Mallorca's most special natural sites, such as the famous Coves de Campanet, the historic Ermita de Sant Miquel dating back to the 13th century, and the impressive natural springs of Ses Ufanés, which emerge after heavy rainfall.~~A unique property that combines history, character, and unforgettable views, perfect both as a permanent residence and as a second home to enjoy the most authentic essence of Mediterranean living.~~

## Details

✓ Ref: 00036

✓ Energy certification: