

Muro – Nord

## Perfect chalet with garden, garage and offices in good location in Muro, Majorca

*Property ID: ES223427*



**PURCHASE PRICE: 790.000 EUR • LIVING SPACE: ca. 350 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 305 m<sup>2</sup>**

Property ID: ES223427 - 07440 Muro – Nord

- At a glance
- The property
- Energy Data
- A first impression
- All about the location
- Contact partner

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## At a glance

Property ID	ES223427
Living Space	ca. 350 m²
Rooms	6
Bedrooms	4
Bathrooms	3
Year of construction	2009
Type of parking	1 x Garage

Purchase Price	790.000 EUR
Condition of property	Like new
Usable Space	ca. 413 m²
Equipment	Terrace, Guest WC

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## Energy Data

Type of heating	District heating
Power Source	Solar
Energy information	At the time of preparing the document, no energy certificate was available.

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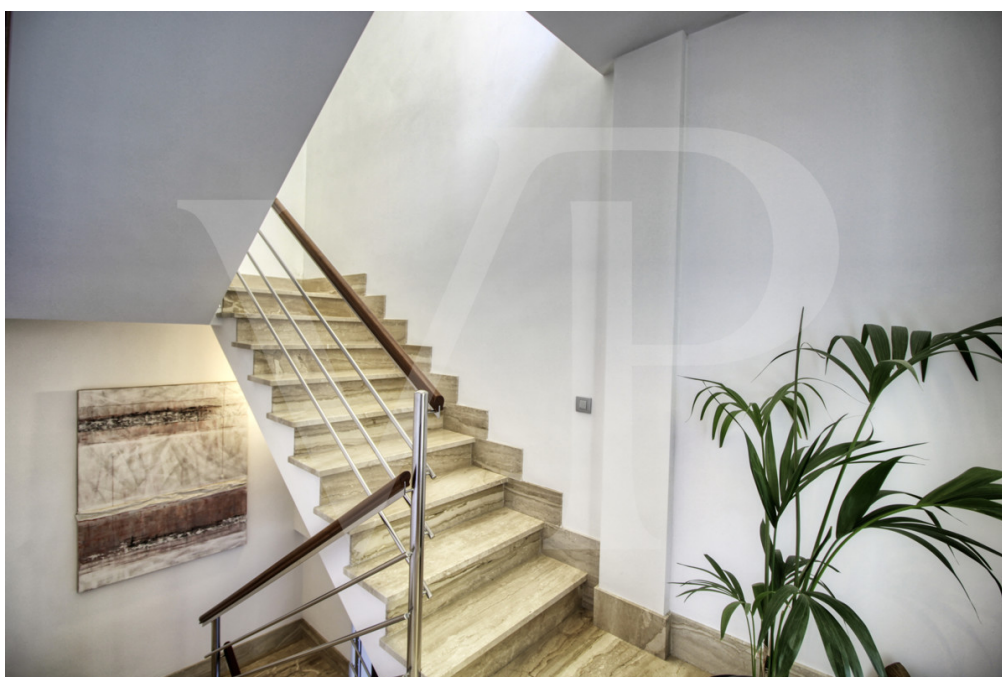
Property ID: ES223427 - 07440 Muro – Nord

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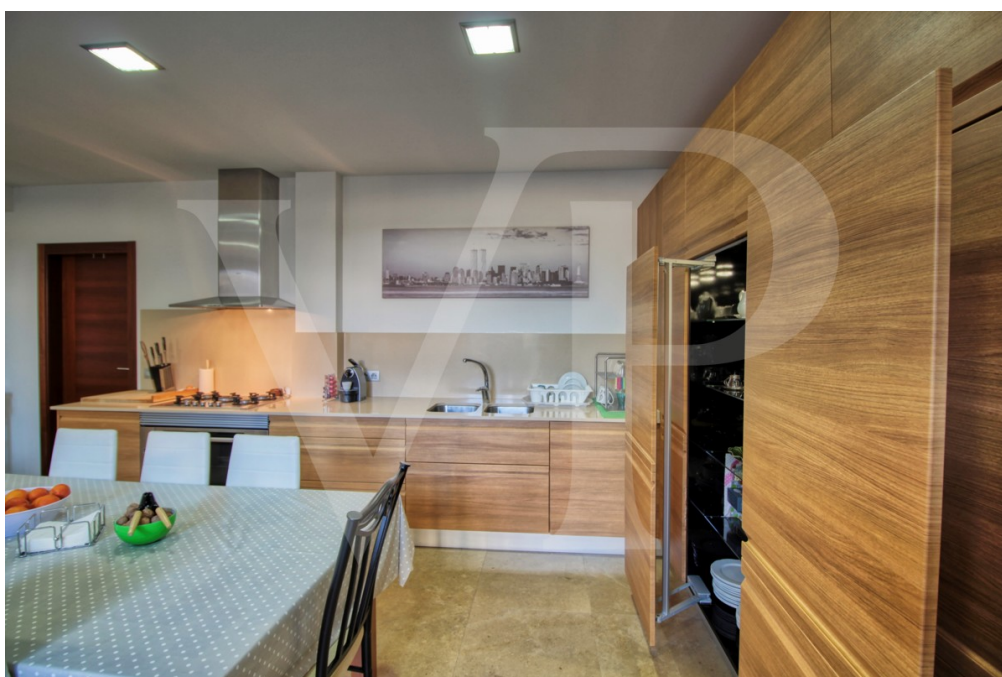
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## A first impression

Perfect villa with garden, garage and offices in good location in Muro, in the northeast of Pla de Mallorca.

In a corner with chamfered corner, open to three wide streets and with good orientation is this luxurious property very interesting and with a lot of possibilities. In addition it has a large independent, commercial, office and storage room.

It is distributed in two floors, with very good qualities, spacious rooms, high ceilings, beautiful marble floors and in the ground floor antique marble, teak double glazed windows with aluminium shutters, stainless steel railings and handrails.

On the upper floor a bright open plan living/dining room, spacious master bedroom with large wardrobes, beautiful en-suite bathroom with suspended Duravit sanitary ware, two double bedrooms with a bathroom also with suspended sanitary ware and heated towel rails. All these rooms with access to the large balcony in covered chamfered corner of 24 square meters with unobstructed views. The layout provides a lot of privacy to the master bedroom. The very bright kitchen with direct access to a nice covered balcony of 12 square meters and separate laundry room also with underfloor heating. It is currently used as a study room, although it has all the necessary pre-installation to set up a perfect kitchen. Beautiful entrance hall and staircase leading to the ground floor where we find the main entrance, a bedroom, bathroom with bathtub, a fantastic fitted kitchen with pre-installation for dishwasher, with large dining area with direct access to the inner courtyard of 67 sqm. With the possibility of converting it into a barbecue area, summer kitchen and guest flat for people with reduced mobility. Commercial area with store room of 17 sqm and toilet, separated from the rest of the ground floor. Garage with high sloping ceilings and aluminium up-and-over doors, space for two cars and with the installation of the equipment, sanitary heater by Aerotermia, connected with the main entrance as well as direct exit with roller blinds to the patio and garden.

In the courtyard there is a cistern and water tank of 20.000 litres to store rainwater as well as connection to city water. In the premises, several sockets with electrical pre-installation through the floor.

Installation with excellent intelligent energy equipment, Aerotermia, Sunpower solar panels as support and energy saving, taking advantage of the sun's energy for the sanitary hot water, underfloor heating throughout the house, as well as hot/cold air conditioning by ducts also in the commercial premises.

The property is pre-installed with a home automation system that automates the entire property, allowing you to control energy management, communication and wellbeing from inside, outside the home and from any country in the world with technology or mobile phone. It is integrated by means of indoor and outdoor wired communication networks,



wiring installation is not included. Some of the equipment is brand new and unused. Thanks to the high quality of the construction, spacious rooms and the location in an area of urban expansion, it is a very interesting property. Ideal to combine housing and business, as an office for professional activities, education, administrative, information, communication, financial activities, real estate, travel agency, insurance, retail, physiotherapy, hairdressing and other treatments. There is also the possibility of converting everything into one or two dwellings with garage, for a large family. A self-sufficient property.

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## All about the location

Fantastic location in an elevated area well connected and with clear views over the village and the mountains, 700 metres from the Town Hall of Muro, close to all services: Escuela d'Adults, Centre Universitari, Municipal Library, Public Children's Park, Electric Vehicle Charging Station, Local Police in addition to the Health Centre.

The natural park of La Albufera at 11 kilometres, Playa de Muro and Can Picafort. Only 13 kilometres away is the beach of Na Patana. A space preserved in its natural state.

This area begins at Platja de Son Bauló and extends 6 kilometres to the town of Son Serra de Marina. This is the only Blue Trail in the Balearic Islands, rich in archaeological remains.

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## Contact partner

For further information, please contact your contact person:

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