

Sa Rapita – Süd

# Cozy detached house with pool in Sa Rapita

*Property ID: ES24379047*



**PURCHASE PRICE: 795.000 EUR • LIVING SPACE: ca. 147 m<sup>2</sup> • ROOMS: 4 • LAND AREA: 422 m<sup>2</sup>**

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## At a glance

Property ID	ES24379047	Purchase Price	795.000 EUR
Living Space	ca. 147 m <sup>2</sup>	Condition of property	Well-maintained
Available from	According to the arrangement	Construction method	Solid
Rooms	4	Usable Space	ca. 0 m <sup>2</sup>
Bedrooms	3	Equipment	Terrace, Swimming pool, Fireplace, Built-in kitchen
Bathrooms	2		
Year of construction	2023		
Type of parking	1 x Outdoor parking space		

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## Energy Data

Type of heating	Stove	Energy Certificate	Energy demand certificate
Energy Source	Pellet	Final Energy Demand	43.70 kWh/m <sup>2</sup> a
Energy certificate valid until	28.05.2034	Energy efficiency class	B
Power Source	Pellet-Fuelled		

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## The property



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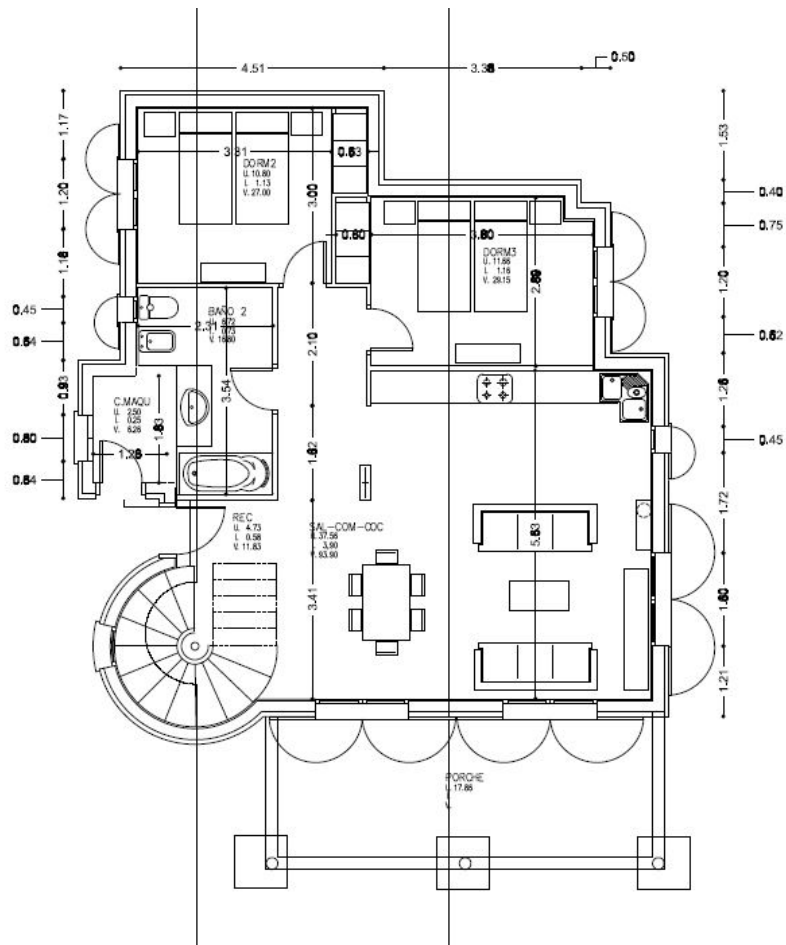
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## The property

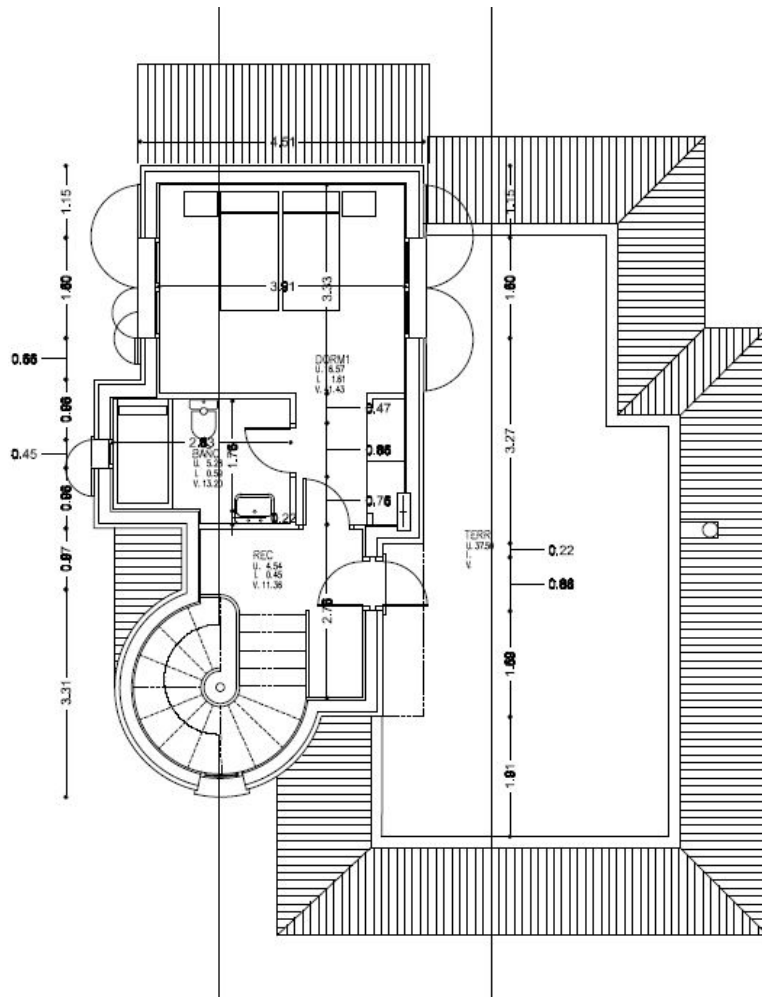


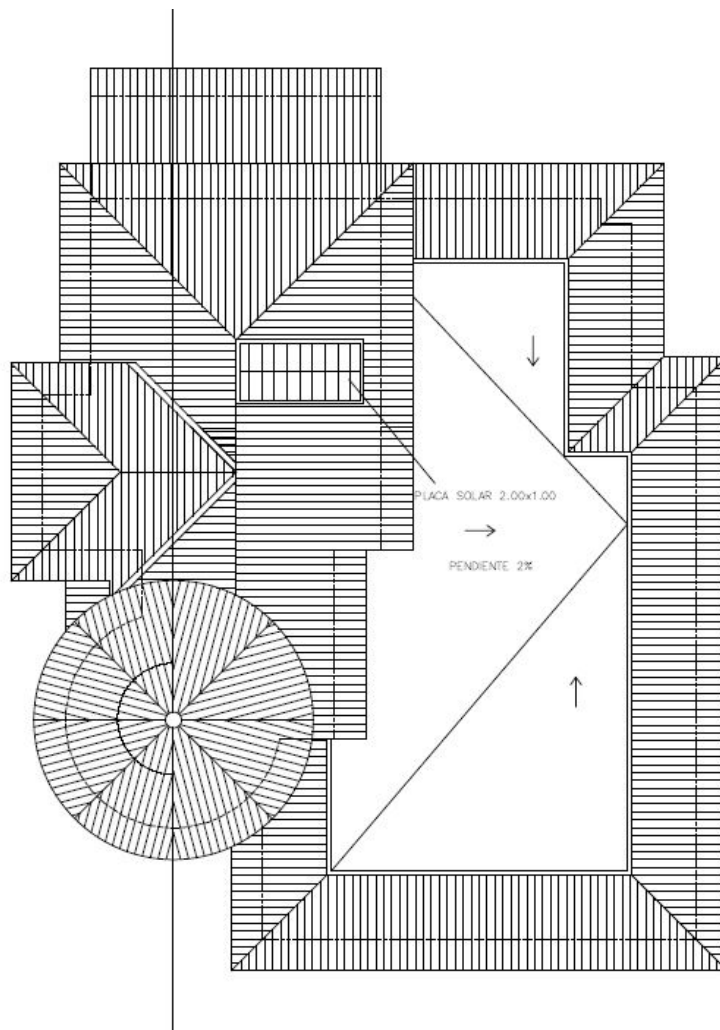
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# Floor plans









This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

This cozy detached house with pool is located in the popular village of Sa Rapita in the south of the island. The house was built in 2023 and has a living space of approx. 147 square meters. With a total of four rooms, including three bedrooms and two bathrooms, one of which is en suite, there is enough space for a family or couple to live comfortably. All rooms are fitted with wood-effect tiles, which create a pleasant atmosphere and are easy to clean. The open-plan fitted kitchen invites you to cook together and flows seamlessly into the living area, which is made even cozier by an elegant fireplace. The house also impresses with its fantastic outdoor areas. A south-facing sun terrace with a saltwater pool offers ideal conditions for enjoying the Mediterranean sun to the full. The garden has been lovingly landscaped and has a greenhouse where fresh herbs and vegetables can be grown. A special highlight is the chicken coop with happy hens that lay fresh eggs every day. The house also has a balcony and a roof terrace on the upper floor, from where you have a beautiful view over the countryside.

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## Details of amenities

- Double-glazed windows
- Air conditioning hot/cold
- Thermal insulation
- Tiles in wood look
- Fitted kitchen
- Fully furnished
- Fireplace
- Terrace
- Balcony
- Roof terrace
- Salt water swimming pool 3x4,5m, 1,2m deep
- Green garden
- Chicken coop with chickens
- Cistern 500 liters
- Solar hot water
- Municipal water supply
- Municipal power supply

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## All about the location

The cozy and quaint villages of S'Estanyol and Sa Ràpita belong to the municipality of Campos. Here you will find some of the most beautiful beaches on the island. The fine, white sandy beaches of Sa Ràpita and Ses Covetes/ Es Trenc are perfect for long walks. In the evenings, life takes place in the numerous restaurants along the coastal road. The eponymous main town of the municipality of Campos is located around 10 kilometers from the coast on the road from Palma towards the vacation areas on the east coast.

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## Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

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## Contact partner

For further information, please contact your contact person:

Philip Bornewasser

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Ronda Migjorn, 145B Majorca - Lluçmajor

E-Mail: [llucmajor@von-poll.com](mailto:llucmajor@von-poll.com)

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