

Call 25 is a beautiful historic townhouse with a large, charming courtyard and a characteristic stone backhouse located in the heart of the old town of Felanitx.

MAIN FEATURES

- Under construction
- Located in the old town of Felanitx
- Property consisting of a main house (ground floor, first floor and second floor) and a separately building (ground floor and first floor) with a courtyard between both.
- Access from 2 streets, independent for each building.
- Inner courtyard with pool, garden, dinning area, well and a covered barbecue area.
- 2 roof terraces overlooking the courtyard and the nearby hill and its traditional flour mills.
- 304 m2 Plot surface.
- 366 m2 Main building surface.
- 120 m2 Annex building surface (60m2 complete apartment with independent access + 60m2 technical room and garage).
- 77 m2 Courtyard surface (excluding pool)
- 12 m2 Pool surface
- 5 Bedrooms
- 2 fireplaces
- Garage for one big car or two small cars with direct access from the street

OVERVIEW

The main house is a heritage listed building dating back to the 17th century that preserves all its original architectural elements, like main facade, the staircases, wood doors, cement tiles or high wood beam ceilings. It will be restored with the most respectful and advanced techniques and materials.

The ground floor includes a spacious entrance hall, office, 1 guest toilet, the laundry, and the day zone, consisting of the living room and the open kitchen with dining area, both directly open to the courtyard.

On the first floor there are two bedrooms, 1 bathroom and the master bedroom, that includes open dressing room, a beautiful genuine fireplace, full bathroom with bathtub and access to a private terrace open to the courtyard.

On the second floor there is a living room with fireplace and access to a partially covered roof terrace, with living and dining area. In addition, there is a large bedroom with an en-suite bathroom with a built-in shower and bathtub.

In total, the main house has the possibility of accommodating between 4 and 5 bedrooms.

The secondary building is a traditional construction with stone facades and gabled roof. On the ground floor there is an open area for technical room and garage, and a separate access from the street to the upper floor. On the first floor there is a complete apartment with kitchen-dining-living area, 1 bedroom and 1 bathroom.

In between of the 2 buildings there is the courtyard. Its irregular perimeter fosters the creation of different areas such as the covered full equipped barbecue next to the kitchen, the outdoor dining under an iron pergola, the traditional inspired pool and, in an upper level, the garden with a characteristic palm tree.

LOCATION

The town of Felanitx is in the south-eastern of Mallorca, and is well connected to Palma (47,3km) and Manacor (12,3km). It has all kinds of services and buzzing activity throughout the year in shops and restaurants. The area is well-known for its winemaking, highly appreciated. The coast, 14,2 km away, is also particularly noteworthy, with fabulous coves and the natural harbour of Portocolom.

<https://mallorca-touristguide.co.uk/locations/felanitx>

<https://goo.gl/maps/ZNhs9uBFLxj3CBm59>

FACILITIES AND TECHNICAL DESCRIPTION

- Connected to water, electricity and gas grid.
- Air conditioning and underfloor heating with MADEL grids.
- High performance aerothermal system.
- Mechanical ventilation system.
- Mallorcan stone washbasins with Italian HOTBATH taps and showers.
- Fireplace in the living room
- Fiberglass internet connection.
- Indirect and integrated wall lighting.
- Salt chlorinator swimming pool system.
- Irrigation system for the garden.
- Alarm and security system.
- Exterior windows: Made-to-measure iroko wood windows, with low-emissivity and solar control glass.

Call 25 Townhouse

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Courtyard. View from the garden to the main building



Courtyard. View from the outdoor dining area to the secondary building



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Courtyard. Swimming pool



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Living room



Kitchen and dining area



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Master bedroom



Master bedroom's bathroom

