

## 6 sovrum Villa till salu i Capdepera, Mallorca

380.000€



Large town house located in one of the main streets of Capdepera, just 200 meters from the entrance of the town and 8 minutes walking to the center. The 2-storey house is located on a plot with access from 2 streets. The house is distributed in entrance hall, 2 double bedrooms, large living room with fireplace, dining room, large kitchen, utility room and a large patio with garden, covered garage and a second building with 2 floors of about 70 m<sup>2</sup> used as a warehouse. On the first floor of the house, there is 1 bathroom and several rooms, some used as bedrooms, and others as storage rooms. From one of the rooms, it has direct access to a terrace. The house needs a major comprehensive reform, you can also use the entire property as an investment, since the entire land is large enough to build 9 houses. Building coefficients: \* Maximum number of homes = 9 \* Minimum area of the plot = 200 m<sup>2</sup> \* Minimum facade = 10 ML \* Maximum occupation of 70% of the land \* Volume on land of 6.0 / 9.0 m<sup>3</sup> / m<sup>2</sup> \* Volume under ground of 2.0 / 3.0 m<sup>3</sup> / m<sup>2</sup> \* Maximum height of 9 meters above ground level. In Basement + p. ground + 2 floors. \* Isolated building. \* Uses - Residential housing, hotel, aparthotel, commercial, restoration, social assistance, religious, medical centers, sports, offices. We are also builders !!! If you need more information, do not hesitate to contact us. The price does not include the corresponding taxes of the purchase, nor the expenses of notary and property registration.

🏠 6 sovrum  
📏 995m<sup>2</sup> Tomtstorlek

🚿 1 badrum

🏠 300m<sup>2</sup> Bygg storlek

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