





## 2 bedroom Villa for sale in Capdepera, Mallorca

340,000€



Discover this cozy single-story house located in one of the quietest areas of Capdepera, perfect for those seeking comfort, functionality, and authentic Mallorcan charm. Designed on a single level, this home is ideal for a practical and hassle-free daily life.. Upon entering, a warm hallway leads us to the spacious and bright living-dining room, with unobstructed views of the street. This area, filled with natural light, offers a welcoming and family-friendly atmosphere, ideal for gatherings and relaxation.. The property features two spacious double bedrooms, both equipped with built-in wardrobes and large windows that fill the rooms with natural light. The bathroom is independent and includes a practical shower tray for added convenience.. The kitchen, fully equipped with quality furniture and appliances, stands out for its spaciousness and functionality. It also includes a pantry for additional storage. From the kitchen, you can access a spectacular backyard, a unique space that combines a charming garden with fruit trees, a functioning well, and a spacious, versatile laundry area.. In the patio, there is also a separate room, perfect for family gatherings or social events. This space features a fireplace that makes it cozy in both winter and summer and is also equipped with appliances for added comfort.. On the upper floor, the house offers a large terrace with views of the rooftops of the picturesque village of Capdepera. This space is perfect as a solarium or an outdoor relaxation area to enjoy the sun and Mallorca's pleasant weather.. The house has been built with traditional materials that give it character and authenticity. The tiled floors and wooden carpentry with fine glass add a rustic touch that blends perfectly with modern conveniences. Hot water is supplied by a butane water heater located in the laundry area.. Additionally, this house offers significant expansion potential. There is the possibility of building two additional rooms on the upper floor, increasing the property's value and versatility.. Although the house does not have a heating system, its excellent orientation ensures pleasant temperatures and abundant natural light throughout the year.. Strategically located, it is surrounded by all amenities: schools, high schools, supermarkets, bus stops, theaters, shops, golf courses, and just a few minutes from the fabulous beaches of Cala Ratjada, Font de Sa Cala, and Cala Mesquida. All this in one of the most beautiful and medieval villages in Mallorca, with its tranquil and picturesque atmosphere.

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|  2 bedrooms                  |  1 bathroom |  89m <sup>2</sup> Build size |
|  188m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Porch  | <input checked="" type="checkbox"/> Telephone   |
| <input checked="" type="checkbox"/> Solarium   | <input checked="" type="checkbox"/> Terrace  | <input checked="" type="checkbox"/> Wardrobes cupboard  |
| <input checked="" type="checkbox"/> Appliances   | <input checked="" type="checkbox"/> Light  | <input checked="" type="checkbox"/> Furniture   |
| <input checked="" type="checkbox"/> water  | <input checked="" type="checkbox"/> Laundry  | <input checked="" type="checkbox"/> Ceilings  |
| <input checked="" type="checkbox"/> Water Deposit  | <input checked="" type="checkbox"/> T. V.  | <input checked="" type="checkbox"/> garden  |



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