


## FULLY RENOVATED MALLORCAN HOUSE WITH GARAGE AND SWIMMING POOL

*Marratxi - Sa Cabaneta*



Ref: 038304

 180 m<sup>2</sup>

 3

 3

1.100.000 €

*INFO:* This magnificent semi-detached house, with a floor area of 202 m<sup>2</sup>, is situated in one of the most sought-after areas of Marratxí, Sa Cabaneta. The property offers a usable floor area of 180 m<sup>2</sup> spread over two floors, with three double bedrooms, two of which are en-suite, providing privacy and comfort. It also features three full bathrooms, ideal for families seeking functionality and space. The design incorporates a 54 m<sup>2</sup> open-plan kitchen and dining area, creating a spacious and bright atmosphere, with high-quality external joinery (Cortizo) and double glazing ensuring good thermal and acoustic insulation. The south-facing orientation makes the most of natural light throughout the day. It features hot/cold air conditioning, fitted wardrobes and stoneware flooring. The property is currently undergoing renovation and will be handed over fully refurbished, guaranteed to be in impeccable, as-new condition. Notable amenities include a private garage, a private garden and swimming pool, as well as two terraces measuring 31 m<sup>2</sup> and 39 m<sup>2</sup> located on the ground floor and first floor respectively, perfect for leisure and relaxation in the open air. Sa Cabaneta is a village with a rich cultural heritage and agricultural tradition, yet it also offers excellent transport links and amenities thanks to its proximity to Palma. The area combines the tranquillity of a detached home with a vibrant commercial and social scene, making it an ideal place to live and enjoy a balanced, modern lifestyle.

