

Sineu

search for property MAL-122713



## Exclusive townhouse in Sineu - large pool, garden and panoramic views of the Tramuntana

constructed area:	378 m <sup>2</sup>	energy certificate:	d
plot area:	933 m <sup>2</sup>		
bedrooms:	3		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 1,400,000.-</b>



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## Details:

This newly renovated townhouse combines modern living comfort and exclusive furnishings - just a few minutes' walk from the charming center of the village of Sineu.

The first floor boasts two elegantly appointed bathrooms, two bedrooms with fitted wardrobes - one of which has its own en suite bathroom - and an additional guest WC. The living and dining area with open kitchen opens onto the terrace and garden with a large pool - perfect for sociable evenings or relaxing hours outdoors.

A spacious master bedroom with dressing room and adjoining bathroom awaits you on the upper floor. From the private terrace you can enjoy breathtaking views of the Tramuntana mountains - a place to relax and dream.

The spacious garage on the first floor, which offers space for at least two cars as well as extensive storage facilities, ensures comfort and practical use. State-of-the-art technology such as underfloor heating, a heat pump and air conditioning in all rooms guarantee maximum living comfort at any time of year.

This townhouse combines modern living, a well thought-out room layout and exclusive features with a central location in the heart of Sineu - perfect for anyone looking for comfort, style and functionality.

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### **Location & surrounding area:**

Sineu is geographical the central village of Majorca and is situated in the region Es Plà. One of the attractions is the church Nuestra Senyora de los Angeles or the convent Convento de las Monjas. The main attraction is the weekly cattle and art market. Sineu has 3000 inhabitants.

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View from the upper terrace



Kitchen Living area



Dining room



Open-plan living and dining area



Kitchen



Living area with fireplace

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Master bedroom



Master bathroom



Upstairs bedroom



View from the lower terrace



Master bedroom



Bathroom

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Ground floor bedroom



Bathroom



Ground floor bedroom



Ground floor bedroom



Garage



Main entrance

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Rear view



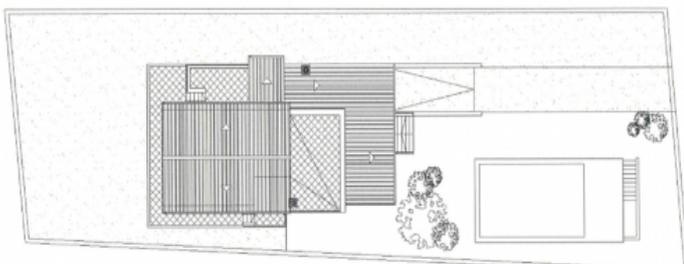
Garden with pool



Pool



Pool



Floor plan of the house



Floor plan of the groundfloor and cellar

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Floor plan of the first floor

Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D		32.90
E	149.10	
F		
G menos eficiente		

Energy certificate