

**EXCLUSIVE**  
TO SÓLLERSTUDIO



## Spectacular townhouse with garden and swimming pool

PropNo	5548	Number of bedrooms	6
Purchase price	3.950.000,00 €	Number of bathrooms	6
Living area	approx. 496 sqm	Plot size	approx. 690 sqm

This magnificent typical Sóller townhouse of approx. 456 m<sup>2</sup> constructed area was recently fully renovated respecting its original essence to the utmost yet providing it with all the essentials for modern living. It is divided into three floors, perfectly distributed, optimising the property's recreational spaces, and offering six bedrooms and six bathrooms, of which four are en-suites. On the ground floor we find the entrance hall with its typical staircase and tiles from its original construction, an inviting living room with a working fireplace, a large dining room and the kitchen with a breakfast nook, that leads out onto the private courtyard.

The mezzanine floor divides into a comfortable sitting room, a utility room and a toilet with access to the garden, which is very practical for the pool and garden...

The first floor comprises three double bedrooms, with two en-suite bathrooms, a single bedroom and a bathroom. In addition, one of the double bedrooms has access to a spectacular terrace with panoramic mountains views. On the top floor we find two very spacious master bedrooms, each with a private sitting area and an en-suite bathroom (with separate shower and free standing bath). Additionally, the property has underfloor heating (powered by a heat pump) and air conditioning, as well as a basement and a store room, which are both waterproofed and electrically ventilated.

The large garden of approx. 690 m<sup>2</sup> is a Mediterranean paradise...A wise selection of typical plants in combination with the open mountain views make this a magical place, an oasis in the centre of the village, ideal to unwind and immerse yourself in the tranquility of your own home. You can enjoy the sun all year round, as it has a south facing orientation... The approx 40 m<sup>2</sup>, heated swimming pool completes the perfect package. Adjacent to the pool is a hot and cold outside shower, and a small bar fridge. Private parking at the end of the garden with space for several cars is essential in the high summer season...

In short, it is a home with everything you could wish for in Sóller, suitable for both holiday and long-term stays, as it is only a seven-minute walk from the town's central square... Undoubtedly, a truly unique and incomparable property!















