



## Mallorcan village house with charm and sea views in Andratx

### Description

This village house is located on a quiet, elevated street in the historic centre of Andratx, in a special position that combines the charm of the old town with open views of the surroundings and, from the upper floor, towards the blue Mediterranean.

Originally built around 1900 and later renovated, the property preserves the character of traditional Mallorcan houses. Its terracotta floors, exposed beams, built-in staircase and handcrafted details add warmth and authenticity, creating a home with plenty of personality and ready to move into.

The property is distributed over three floors. On the main floor, there is a pleasant open-plan living, dining and kitchen area, with natural light from two orientations thanks to its corner position. This level also includes a guest toilet and a practical storage area.

The first floor features the main bedroom, with a bathroom with shower and access to a private terrace. From here, there are lovely views over the village streets, with traditional *faïences*, bougainvillea and the peaceful atmosphere of the old town.

The upper floor is, without doubt, one of the most special spaces in the house. It is currently used as a guest area, office and family room, but offers different possibilities according to the needs of the new owner. Its large arched window frames a beautiful view towards the mountains, the valley and the sea in the direction of Port d'Andratx. A bright corner with a wood-burning stove, ideal to enjoy also in winter.

The house also has a small terrace, a storage room by the side entrance and a south-east orientation that brings in natural light for much of the day. It has an energy certificate D and a certificate of habitability, both issued in 2025.

Andratx is one of the most characterful villages in the southwest of Mallorca, with historic streets, a weekly market, shops, restaurants and a highly appreciated natural setting.

Just a few minutes by car are Port d'Andratx, Sant Elm and some of the most beautiful coves in the area, with the Mediterranean landscape always present.

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**Meta Fields**

**Provincia :** Illes Balears

**Codigo-postal :** 07150

**Ciudad :** Andratx

**Referencia :** 704D

**Tipo :** villa

**Estado :** VENTA

**Dormitorios :** 2

**Banos :** 1

**Superficie :** 128

**Superficie-parcela :** 41

**Ano-de-construccion :** 1900

**Precio-venta :** 395000