

Búger - Nord

# Beautiful village house in the center of Búger, Mallorca

Property ID: ES244616



**PURCHASE PRICE: 340.000 EUR • LIVING SPACE: ca. 160 m<sup>2</sup> • ROOMS: 6 • LAND AREA: 90 m<sup>2</sup>**

**Property ID: ES244616 - 07311 Búger - Nord**

- **At a glance**
- **The property**
- **A first impression**
- **All about the location**
- **Other information**
- **Contact partner**

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## At a glance

<b>Property ID</b>	<b>ES244616</b>	<b>Purchase Price</b>	<b>340.000 EUR</b>
<b>Living Space</b>	<b>ca. 160 m<sup>2</sup></b>	<b>House</b>	<b>Town house</b>
<b>Rooms</b>	<b>6</b>	<b>Condition of property</b>	<b>Well-maintained</b>
<b>Bedrooms</b>	<b>4</b>	<b>Usable Space</b>	<b>ca. 210 m<sup>2</sup></b>
<b>Bathrooms</b>	<b>2</b>	<b>Equipment</b>	<b>Terrace, Guest WC</b>
<b>Year of construction</b>	<b>1950</b>		

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## **A first impression**

**Well-preserved and attractive house located in the center of Búger, on a very quiet street.**

**This is a charming three-storey traditional house with a wide façade, renovated and extended in 1973. The ground floor, with approximately 80 m<sup>2</sup>, features a small 10 m<sup>2</sup> gallery that leads to the entrance hall, living-dining room, separate kitchen with pantry (with the possibility of opening it to the dining area), a bedroom currently used as a sitting room, a bathroom, and the kitchen area. This floor also preserves the original rainwater cistern, formerly used for water collection.**

**The first floor, also around 80 m<sup>2</sup>, offers three bedrooms, two of them doubles, and a full bathroom.**

**The second floor comprises a spacious room of approximately 40 m<sup>2</sup>, currently used as storage, with the potential to create an outdoor space from which spectacular views can be enjoyed, as well as a terrace of about 20 m<sup>2</sup>.**

**The property benefits from a new and upgraded electrical installation, and the roof and gallery skylight have been recently renovated. The structure is in very good condition.**

**A property full of potential: ready to move into, update, or renovate to make the most of all its possibilities.**

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## **All about the location**

**Búger is the smallest municipality in Mallorca, a charming village that preserves its rural character both in the town center and its surroundings.**

**Located in the northeast of the island, it occupies a privileged position in Mallorca's geography: well connected, set on a hill close to the Tramuntana mountain range, between Campanet and Sa Pobla, and just a short distance from the bays of Alcúdia and Pollensa.**

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## **Other information**

**We generally recommend that you have the building law situation checked by a specialist lawyer. All details are based exclusively on the information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.**

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## Contact partner

**For further information, please contact your contact person:**

**Christian W. Czarnetzki**

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**C./Cecilio Metelo 67, E-07460 Pollensa**

**Tel.: +34 971 530 088**

**E-Mail: [pollensa@von-poll.com](mailto:pollensa@von-poll.com)**

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