



Cami de Muntanya, Consell, Illes Balears

Son Puntiro Consell

Two rustic semi-detached country houses of 292m in total sold together to reform on a large plot of 5602m² in the small hamlet of Son Puntiro on the outer edge of the village of Consell on Cami de Muntanya. Situated on a small road with open views of the countryside at the front of the houses and a large grove of almonds and views of the countryside at the rear of the houses the houses are about 500m from the southern part of the village of Consell, less than 10 minutes' walk to the main plaza of the village and very convenient for connections by road and train to Palma. The more rustic property with the sandstone facade has had the roof completely replaced and renewed but is untouched otherwise, the large house next door also has a roof in good condition and has some modern additions and a legal extension on the lower floor but for the most part is untouched on the upper level. The construction is typical of the region wide solid walls and small windows to block the heat in the summer, normally it is not possible to add more windows at the facade facing the road but Velux windows are permitted as is the addition of pergolas to both sides to create covered terraces and increase the areas for outside seating and dining. With many traditional features, traditional wood oven, four wells, outbuildings for animals orchard, and in a quiet location, they offer an opportunity to reform as a large single home. The town hall of Consell sees the two properties as one so any reform must be applied for as a single dwelling though it is possible to retain the entrances and distribution as independent living spaces, unusually for rustic properties there is both an official power connection and water from the village water company. Due to the houses status as rustic options for a pool are limited, in rustic properties pools should be located 10m from the boundary which complicates the application in this case, but dip pools or hot tubs which are not viewed as permanent structures are a possibility and the property has ample water from its own well for an extensive garden and orchard.

BASE INFORMATION:

Bed	: 3
Bath	: 1
Living Areas	: Entrance Lounge Three Bedrooms One Bathroom

LAND INFORMATION:

Lot Size	: 5602
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BUILDING INFORMATION:

House Style	: Rustic Finca
House Construction	: Stone/ Sandstone
Roof	: Arabic Pan Tiles
Flooring	: Terracotta
Built on	: 192
Number of Floors	: 2
Floor area (Total)	: 292

CONVENIENCE:

General Amenities: Water Connection ,Telephone Line ADSL Available ,Private Water Supply ,Power Connection ,Bottled Gas ,

Energy Savings Amenities: Energy Efficiency Rating In Process ,

Exterior Amenities: Pasture Grazing ,Gated Entrance ,Garden ,Fruit Trees,Fenced,