

**Porreres**  
Objekt-Nr. 118525



PORTA MALLORQUINA®

Your home. Our passion.

## Romantic finca-property, quietly situated in Porreres

living space:	574 m <sup>2</sup>	Zwembad:	✓
Perceel:	25.043 m <sup>2</sup>	LABEL_ENERGIEKLA	c
Slaapkamers:	5	SSE:	
Badkamer:	4		
Uitzicht op zee:	-	<b>Prijs:</b>	<b>€ 2.200.000,-</b>



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### Objektbeschrijving:

Romantic meets idyll - this magical finca with natural-stone facades is situated in an absolutely tranquil location near Porreres and offers pure privacy! It was built in 2004 paying great attention to detail and using traditional elements and the highest-quality materials. Thanks to air conditioning and underfloor heating it can be comfortably occupied all year round.

Its living space is spread over 2 levels. On the ground floor is a large entrance/reception area leading to a comfortable living/dining area with fireplace where floor-to-ceiling windows allow beautiful views of the surrounding greenery. On the right is a traditional and charming Mallorcan kitchen where a wood-burning fireplace reminds of days gone by and assures a very pleasant ambience. Also on this level is a bedroom with separate bathroom.

A traditional staircase leads to the upper floor with the spacious master suite with en-suite bathroom and private terrace, from where wonderful sweeping views over the surrounding nature and the garden can be enjoyed. Here there are also 2 further bedrooms and a bathroom.

The high ceilings throughout the house create a pleasant Mediterranean atmosphere, underlined by the exposed ceiling beams.

Stairs lead down to the large bodega on the cellar level.

The external area is romantically laid out with rambling vines and Mediterranean plants adorning the gardens. Diverse small paths lead to special places including a separate casita used as guest accommodation, or to the pool, and under the porch is a large outside kitchen offering comfortable shade and inviting to al fresco cooking. There is also an orchard with orange and lemon trees.

This exceptional finca also has a touristic rental licence and a garage.

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## **Locatie en omgeving:**

Porreres is embedded between rolling hills in the south of the island and due to the good connection, the airport and the dreamlike beach of Es Trenc are only 30 minutes away.

There are 2 imposing churches in this typical Majorcan village and in its centre you will find many restaurants and bars. Numerous retail stores offer a full range of products. Porreres is also famous for many celebrations.



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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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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
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>	65.30	17.70
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

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