

**Porreres**

Objekt-Nr. 119196



PORTA MALLORQUINA®

Your home. Our passion.

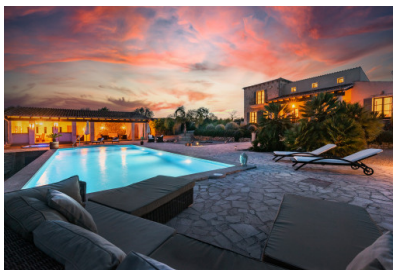
Idyllic finca with enchanting panoramic views, touristic rental licence and pool near Porreres

living space:	306 m <sup>2</sup>	Zwembad:	✓
Perceel:	16.000 m <sup>2</sup>	LABEL_ENERGIEKLA	d
Slaapkamers:	3	SSE:	
Badkamer:	4		
Uitzicht op zee:	-	<b>Prijs:</b>	<b>€ 2.700.000,-</b>



# Porreres

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### Objektbeschrijving:

This charming and delightful finca stands on a plot of approx. 16.000 sqm in an absolutely tranquil and private location in Porreres.

On the ground level is a lovely entrance area with an inviting seating possibility. In the interior Mediterranean elements including natural-stone, solid-wood ceiling beams imported from Barcelona, and floors of hand-made terracotta provide an absolute atmosphere of well-being. The adjacent living/dining area has a fireplace assuring cosy hours even during the winter, and a wonderful, custom-made natural-wood kitchen with its garden views invites to convivial cooking, fully-equipped with high-quality Miele and Smeg appliances. On this level there are also 2 light-flooded double bedrooms, each with en-suite, high-quality marble bathrooms.

A staircase leads to the upper floor with the large master bedroom with bathroom en suite, which has access to a private terrace which impresses with picturesque panoramic views.

From the living/dining areas there is access to a covered terrace providing the perfect shady place in summer, and from where wonderful 360 degree views of the surrounding Mediterranean nature and the Tramuntana mountains can be enjoyed. One level lower the sun terrace and the 12 x 5 metre saltwater pool invite to enjoy the Mallorcan sunshine. Here there is also a large, stylish pool-house, very well insulated and with outside kitchen and a further large bathroom with walk-in shower, inviting to spend convivial summer evenings with alfresco dining with family and friends. A heated jacuzzi adjoining the pool-house can also be enjoyed even during the cooler winter months. Pure relaxation is promised whilst unwinding from a strenuous day accompanied by a glass of Mallorcan wine.

In the entrance area in front of the finca a boccia court offers exciting competitions, and from a comfortable seating area the unique sunsets can be enjoyed with palms and almond trees emphasising the Mediterranean flair.

A further highlight of the finca is its valid touristic rental licence.

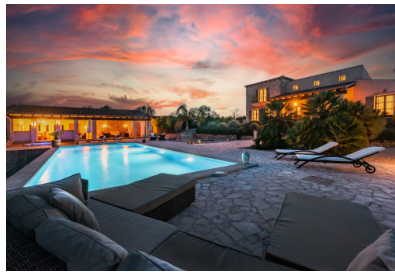
Thanks to the well-insulated walls, air conditioning and underfloor heating the property can be enjoyed throughout the year. The heating technology was renewed in early 2023.

Further exclusive features include Duravit and Dombracht fittings and fixtures in the bathrooms, ceramic light switches and sockets, and a storage room.

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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Also standing on the land is an approx. 25 sqm casita which could easily be converted into a lovely, light-flooded office. A private deep well assures an ample water supply, and the property is connected to mains power.

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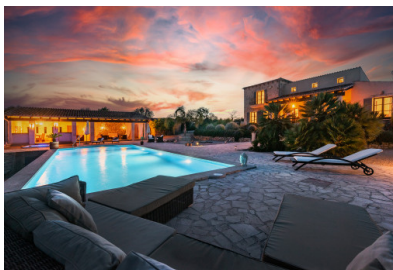


## **Locatie en omgeving:**

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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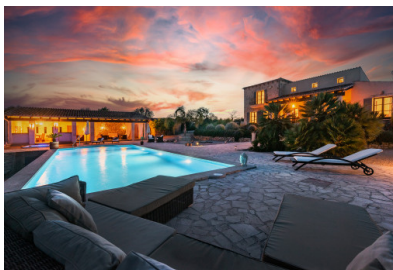
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**Escala de la calificación energética**

Consumo de energía kWh/m<sup>2</sup> año

Emisiones kg CO<sub>2</sub>/m<sup>2</sup> año

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
A más eficiente		
B		
C		
D		26.22
E	97.60	
F		
G menos eficiente		

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