

Llucmajor  
Objekt-Nr. 121664



  
PORTA MALLORQUINA®  
Your home. Our passion.

Traditional, high-quality finca with touristic rental licence on the outskirts of Llucmajor

living space:	382 m <sup>2</sup>	Zwembad:	✓
Perceel:	5.500 m <sup>2</sup>	LABEL_ENERGIEKLA	e
Slaapkamers:	5	SSE:	
Badkamer:	4		
Uitzicht op zee:	-	<b>Prijs:</b>	<b>€ 1.390.000,-</b>



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### Objektbeschrijving:

This wonderful, 18th century finca was completely refurbished in 2001, and still has its extremely thick stone walls which not only provide excellent insulation but also create a lovely, rustic charm.

The entire house is fitted with underfloor heating which is fired by a very modern, German-made pellet oven.

Its 300 sqm of living space is spread over 2 levels and contains 5 double bedrooms and 4 bathrooms, 3 of which are en suite. There is also a separate apartment with its own small kitchen, bathroom and 55 sqm terrace.

All windows and shutters are made of high-quality weather-resistant Iroco wood.

Definite highlights of this exceptional property include the 75 sqm saltwater pool and the touristic rental licence for up to 10 persons.

Water is supplied by a private well and the house has mains electricity, and there are a number of large cisterns for water storage.

The proximity to Llucmajor is certainly an advantage and the town centre can be easily reached on foot.

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### Locatie en omgeving:

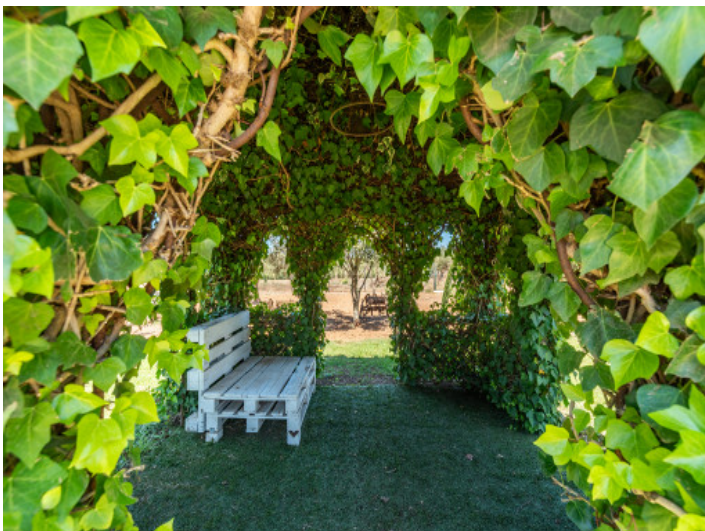
In terms of surface area, Llucmajor is the largest municipal county on the island of Majorca and is located in the south. Its population amounts to 20,000 inhabitants.

The small city includes 4 supermarkets, some well loved cafés and tapa-bars, and even a thrice-weekly fruit and vegetable market, taking place in the very recently renovated town centre, with its Plaza de España and the second largest church on the island.

The picturesque hill-location of Randa on the mountain of the same name, which is the most elevated point in the island's centre, houses three sanctuaries, and is located slightly north of the town. Llucmajor has developed into an economic and popular residential location, due to the new motor-way connection to Palma. The Marriott Son Antem Golf Resort and Spa, and nearby yacht clubs make Llucmajor an interesting and central location for planning pass-times and excursions.

The Es Trenc natural beach, one of the nicest on the island and with a Caribbean similarity, lies just 15 car minutes from Llucmajor.

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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
A más eficiente		
B		
C		
D		
E	109.86	29.38
F		
G menos eficiente		

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