

# Cala Llobards

Objekt-Nr. 115989



Enchanting villa in a prime location, within walking distance of the lovely beach of Cala Llobards and with a touristic rental licence

living space:	135 m <sup>2</sup>	LABEL_ENERGIEKLA d	
Perceel:	550 m <sup>2</sup>	SSE:	
Slaapkamers:	2		
Badkamer:	2		
Uitzicht op zee:	✓	<b>Prijs:</b>	<b>€ 669.000,-</b>



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### Objektbeschrijving:

This enchanting Mediterranean-style house is situated in the small coastal village of Cala Llombards, close to the wonderful sandy beach and standing on a corner plot only a few metres from the sea.

Its living space of approx. 135 sqm is distributed over a living room, 2 bedrooms, one of which has a dressing room, a kitchen with dining area, 2 bathrooms, and a separate room with a small kitchen which could be used as guest accommodation.

The spacious and bright living room with fireplace and terrace access invites to pass agreeable time, and is connected to the separate kitchen and the other rooms.

During the construction of the bright and pleasantly-designed house typical Mallorcan materials were integrated into its appearance, producing a wonderful homely feeling, and the property has been repeatedly upgraded whilst paying great attention to detail.

The external area stands out due to the Mediterranean garden, where everything is lovingly laid out. An outside staircase leads up to a large roof terrace providing superb views of the sea and a storage room and bbq zone.

A touristic rental licence has been approved for 4 guests.

With this exceptional property your dream of a home in Mallorca can soon become reality.

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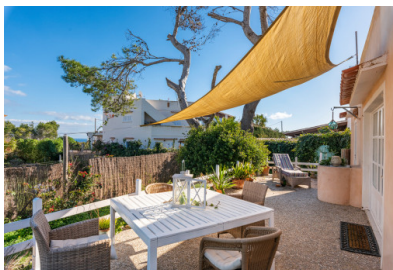


### Locatie en omgeving:

The picturesque Cala Llombards is situated in the south of Majorca, close to Santanyí and the village of Llombards. You will also find the beaches Mondragó and Figuera very close, whereas Cala Llombards is the quietest of them, and one of the most beautiful beaches of the island. The village breathes peaceful tranquillity. To reach Santanyí you need about 5 minutes, there are the best shopping possibilities.

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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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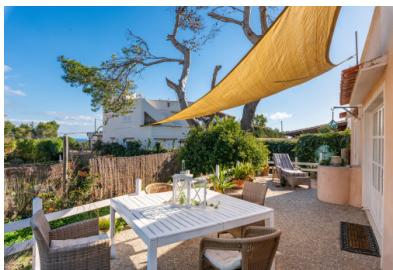
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Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D	85.60	22.70
E		
F		
G menos eficiente		

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