

Selva
Objekt-Nr. 119206



PORTA MALLORQUINA®

Your home. Our passion.

Wonderful villa with touristic rental licence in a prominent location near Selva

living space:	270 m ²	Zwembad:	✓
Perceel:	2.300 m ²	LABEL_ENERGIEKLA	f
Slaapkamers:	5	SSE:	
Badkamer:	4		
Uitzicht op zee:	-	Prijs:	€ 1.490.000,-



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Objektbeschrijving:

This enchanting villa is situated close to Selva in the small village of Binimar, and is just as idyllic as the sleepy, typically-Mallorcan hamlet. The area is a popular starting place for cyclists, hikers and those desiring a quiet holiday setting.

Orientated to the south, the villa has a capacity for up to 9 guests with a valid touristic rental licence. Upon entering a wonderful garden presents itself, with covered and open parking space for up to 6 cars, plus a garage with ample space to store bicycles or a further car.

In the front garden numerous lemon trees open on to views of the villa and the heated pool with a bbq zone with beer-bar offering abundant space for guests.

The entrance area leads in to the living/dining room with adjacent modern kitchen, a bedroom and a bathroom, and adjoining is the most beautiful room of the house - the wintergarden with terrace. This room has been equipped as a billiard room and provides an alternative to the pool and sunbathing areas.

The kitchen has access to a covered bbq area and chill-out zone, and the rear part of the garden is orientated to the Tramuntana. Due to the sweeping views and absolute tranquillity this area provides a fantastic retreat.

On the first floor there are 3 further bedrooms, one of which has an en-suite bathroom with the other 2 sharing a bathroom. All 3 bedrooms have access to spacious terraces with wonderful views.

The highlight, however, is the tower-room which provides all-round panoramic views.

Further features of this exceptional property include double-glazing, hot/cold air conditioning in all rooms, a garage, heated pool, TV in all rooms, a beer-bar with tapping-licence, children's playing area, a touristic rental licence, and a valid cedula (certificate of habitability).

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Locatie en omgeving:

Selva is an idyllic municipality with about 3.000 inhabitants and is situated in the Tramuntana Mountains between Inca and the monastery of Lluç. The villages Caimari, Moscarí and Biniamar are also part of this municipality, while the first one is famous all over Spain for its production of high quality olive oil.

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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.

PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA
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Escala de la calificación energética	Consumo de energía kWh / m ² año	Emisiones kg CO ₂ / m ² año
A más eficiente		
B		
C		
D		
E		
F	247.54	75.43
G menos eficiente		

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