

# Cala Llombards

Objekt-Nr. 119323



  
PORTA MALLORQUINA®  
Your home. Our passion.

Charming beach house directly on the bay of Cala Llombards with touristic rental licence

living space:	81 m <sup>2</sup>	Zwembad:	-
Perceel:	420 m <sup>2</sup>	LABEL_ENERGIEKLA	e
Slaapkamers:	2	SSE:	
Badkamer:	1		
Uitzicht op zee:	-	<b>Prijs:</b>	<b>€ 350.000,-</b>



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### Objektbeschrijving:

This beach house in need of renovation is located in a quiet area and only 100 m away from the beautiful beach Cala Llombards.

The photos differ slightly from the realistic condition.

On a total of 2 floors are distributed about 81 sqm construction area. On the first floor of the house are the two bedrooms and a bathroom. The cozy living and dining area with open kitchen is located on the upper floor of the unique chalet. The traditional fireplace provides pleasant temperatures even in winter and creates a special ambience. From the kitchen you can access the spacious BBQ terrace. From here you can enjoy a beautiful view of the greenery.

Thanks to the terraced property, you can use various chill-out outdoor areas. Depending on your preference, you can relax in the shade or soak up the sun. Under the charming outdoor shower you can enjoy a refreshment in summer. The small garden has been prepared with great attention to detail.

The property was fully legalized in 2016 and has all the necessary official documents. A vacation rental license is also available.

The chalet is connected to the city water. At the moment this object has no electricity connection. There is the possibility here to be connected to the public grid for about 50,000€ and / or to generate additional electricity with solar.

In 2 minutes you can walk to the beautiful Cala Llombards - so your beach day starts already at the front door.

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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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## 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		
E	201.47	47.98
F		
G menos eficiente		

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