

# Llucmajor

## Referens 121807



Your home. Our passion.

### Beautiful finca quietly-located near Llucmajor

Byggyta:	306 m <sup>2</sup>	Pool:	✓
Tomt:	2.000 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	3		
Badrum:	2		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 650.000,-</b>



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### Detaljer:

This beautiful finca stands on a plot of approx. 2.000 sqm and is situated approx. 1 km from Llucmajor, providing absolute tranquillity and privacy.

Its very bright and friendly atmosphere can be felt immediately upon entering the cosy interior, with 4 rooms in the main house which could become 3 bedrooms plus a walk-in wardrobe.

The master bedroom has an en-suite bathroom, and there is also a shower-bathroom adjacent to the living area.

The living/dining area has a pleasant ceiling height, and the adjoining kitchen gives access to a large covered terrace, which certainly presents one of the highlights of this lovely property. An adjoining barbecue zone provides the perfect place for al fresco cooking, and the 20 sqm pool with compact sun terrace and lighting promises convivial pool parties.

The garden terrace is completely paved with stone slabs and requires very little maintenance, although there is also a separate garden with a grassed area with fruit trees etc., ideal for hobby gardeners.

Further features include oil-fired central heating, air conditioning, mains electricity, and a 3 KW photovoltaic system feeding into the power network, which could be enlarged if desired for complete self-sufficiency. The finca has been continuously occupied during the last 30 years, which has had a very positive effect on the condition of the property.

There is also a small guest-casita of 15 sqm, a 20 sqm garage, and a further compact house of 19 sqm. Water is delivered and is stored in a 30,000 litre cistern.

Truly a property in which to feel really at home!

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### Läge & omgivningar:

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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PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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