

# Campos

Referens 122715



PORTA MALLORQUINA®

Your home. Our passion.

## Authentic Finca with Agrotourism License and Approved Renovation Project

Byggyta:	619 m <sup>2</sup>	Pool:	✓
Tomt:	32.637 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	10		
Badrum:	9		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 2.500.000,-</b>



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### Detaljer:

This charming finca, originally built in 1890, is located in a quiet and tranquil setting near Campos, just a few minutes from the stunning natural beach of Es Trenc Beach. The property extends over a generous plot of more than 32,000 sqm and holds one of the last agrotourism licenses granted in this area for up to 18 guests – a rare and highly valuable opportunity.

#### Main House:

The main house features 2 spacious double bedrooms, one single bedroom, 2 bathrooms, a fully equipped kitchen, and a separate living and dining area.

#### Outbuildings & Apartments:

A separate annex building includes 2 fully equipped apartments, each with its own private entrance on opposite sides of the building. Both units are distributed over 2 floors and offer a kitchen, living room, bedroom, and bathroom.

#### Additional Buildings & Potential:

- Historic windmill tower
- Small outbuilding, suitable as a hobby room or additional bedroom
- Large water basin at the rear of the property – ideal for daily swimming or training

Another large outbuilding is currently under construction and will include 2 additional spacious residential units:

- Apartment of approx. 93 sqm: 3 bedrooms, large living/dining area, separate kitchen, and bathroom
- Apartment of approx. 58 sqm: 2 bedrooms, kitchen, bathroom, and living/dining area

#### Outdoor Area:

The property offers multiple open and covered terraces, storage rooms, a garage, and extensive land providing endless possibilities for personal use or development.

#### Construction Progress & Purchase Options:

Construction work has already begun and is expected to be completed within approximately 7 months. The turnkey purchase price is €2.5 million. There is also the opportunity to enter during the construction phase at a reduced price, depending on the stage of completion.

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### Läge & omgivningar:

The rural town of Campos in the South-east of the island is conveniently situated halfway between Lluçmajor and Santanyí. Surrounded by an extensive agricultural area, the town offers many shops for daily needs, restaurants and sporting facilities. There are only a few defence towers left of the old medieval town. Today Campos is a lively community, which especially on market days attracts many visitors.

The famous, long sandy beach of Es Trenc with its dunes and turquoise blue sea belongs to the municipality of Campos and offers beach fun with Caribbean flair.

The airport can be reached in 25 minutes, the island capital Palma is only 35 km away.

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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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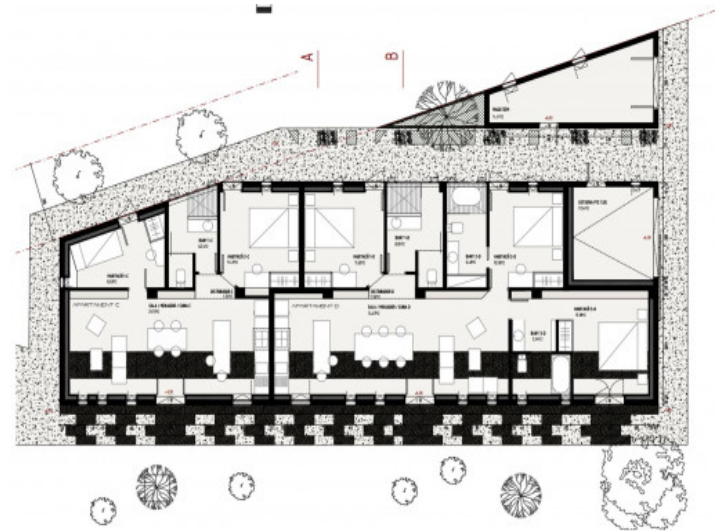
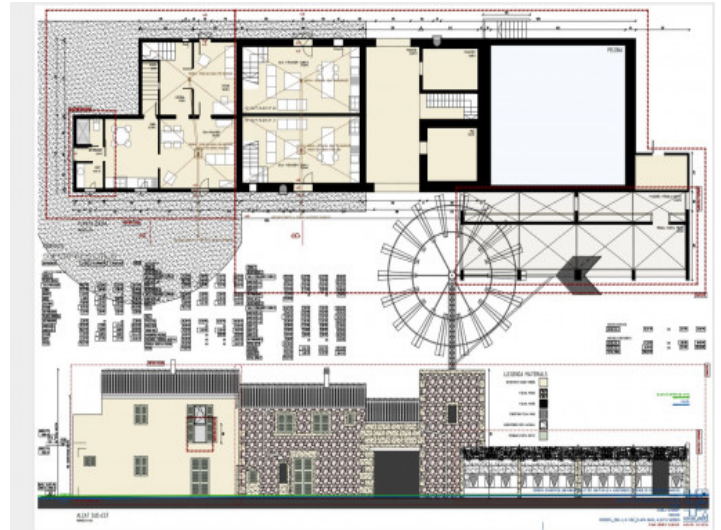
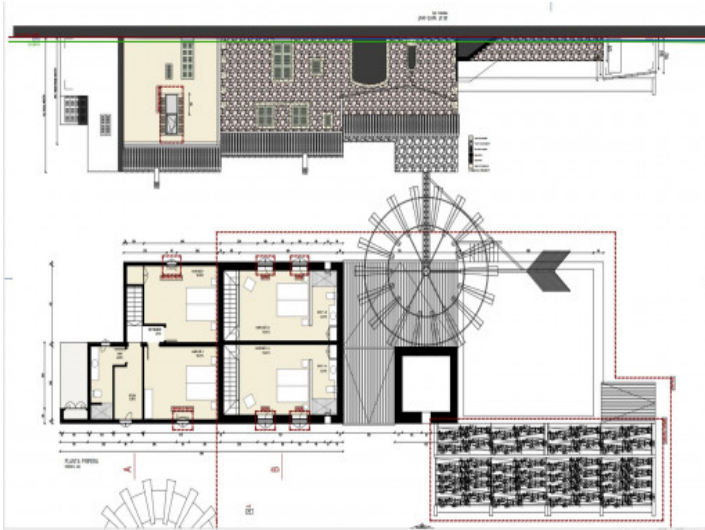
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