

# Llucmajor

## Referens 121291



PORTA MALLORQUINA®

Your home. Our passion.

## Beautiful town-house with great potential in Llucmajor

Byggyta:	265 m <sup>2</sup>	Energicertifikat:	pågående
Tomt:	170 m <sup>2</sup>		
Sovrum:	3		
Badrum:	1		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 650.000,-</b>



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### Detaljer:

This beautiful town-house, dating from 1935, is situated in the very centre of Llucmajor and is accessible from 2 different streets.

The main part of the house can be immediately occupied and consists of 3 bedrooms, a lovely bathroom, and an adjacent dressing room/bedroom.

There is also an inner patio which is accessible from the living/dining area via glass doors, allowing the entry of ample natural light. The large patio would also be the ideal place to build a compact pool.

On the ground floor a 98 sqm garage provides space for 3-4 cars, with a further adjoining room which has access to the patio and which could, for example, become a hobby room or an office.

Opposite this on the ground floor is a further small garage-room, with another room on the upper floor which would be perfect for use as a guest-house.

The basic substance of this charming property is excellent, and a great deal of it has already undergone a high-quality renovation whilst taking care to preserve the old charm of the house.

This exceptional village-house could become a very special dream-house with a little loving attention to details.

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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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