

## Cala Llobards

Referens 121418



Your home. Our passion.

Charming chalet quietly located in Cala Llobards with a roof terrace providing breathtaking sea views

Byggyta:	85 m <sup>2</sup>	Energicertifikat:	f
Tomt:	723 m <sup>2</sup>		
Sovrum:	3		
Badrum:	1		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 680.000,-</b>



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### Detaljer:

This charming chalet is situated in a quiet cul-de-sac near to Cala Almunia, standing on a large plot and offering ample space to create relaxing chill-out zones

Entry is via a wonderful covered terrace which accesses a charming hallway. On the right are the 3 bedrooms and a bathroom, the last bedroom with a room attached. This room is presently accessible only from the outside, but could become a further en-suite bathroom if a connection were made to the bedroom. On the left side of the hallway is the open living/dining area and a beautiful fitted kitchen. In the centre of the living room a beautiful stove assures cosy, pleasant temperatures during the cooler times of the year.

The highlight of this fantastic property is certainly its lovely roof terrace from where breathtaking views over the Mediterranean and the enchanting sunsets can be enjoyed. Here is the perfect place to relax at the end of the day, enjoying a cool drink whilst watching the sun sink over the horizon.

Further features of this charming house include a compact pool, a utility room, a cistern for water storage, and gas heating.

Truly the perfect domicile, either as a holiday or permanent home.

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### Läge & omgivningar:

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
A más eficiente		
B		
C		
D		
E		
F		54.50
G menos eficiente	200.40	

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