

Llucmajor – Süd

# Charming finca with pool and ETV license in Llucmajor

Property ID: ES24379063



**PURCHASE PRICE: 890.000 EUR • LIVING SPACE: ca. 179 m<sup>2</sup> • ROOMS: 3 • LAND AREA: 7.526 m<sup>2</sup>**

Property ID: ES24379063 - 07620 Lluçmajor – Süd

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: ES24379063 - 07620 Lluçmajor – Süd

## At a glance

Property ID	ES24379063	Purchase Price	890.000 EUR
Living Space	ca. 179 m <sup>2</sup>	Condition of property	Well-maintained
Roof Type	Gabled roof	Construction method	Solid
Rooms	3	Equipment	Terrace, Swimming pool, Fireplace, Built-in kitchen
Bedrooms	2		
Bathrooms	2		
Year of construction	2007		
Type of parking	1 x Outdoor parking space		

Property ID: ES24379063 - 07620 Lluçmajor – Süd

## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	64.68 kWh/m <sup>2</sup> a
Energy certificate valid until	20.01.2024	Energy efficiency class	E
Power Source	Oil	Year of construction according to energy certificate	2007



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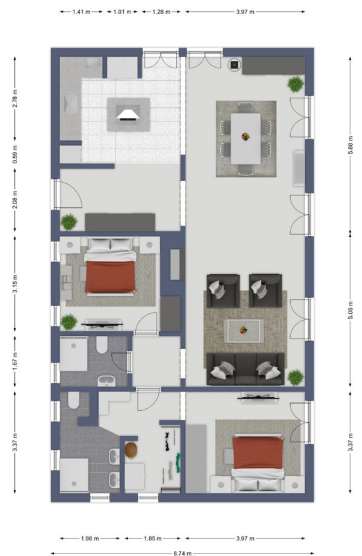
Property ID: ES24379063 - 07620 Lluçmajor – Süd

## The property



Property ID: ES24379063 - 07620 Lluçmajor – Süd

## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: ES24379063 - 07620 Llucmajor – Süd

## A first impression

This charming finca with pool and ETV license is located in Llucmajor in the south of Mallorca! The plot has a size of 7,526 square meters. The well-kept property was built in 2007 in solid construction and has an impressive living space of approx. 179 square meters. The finca impresses with its classic terracotta flooring, which creates a cozy living ambience. The fireplace in the living room provides cozy warmth in winter. The open fitted kitchen invites you to prepare culinary delights and offers plenty of space for socializing. With three spacious rooms, including two bedrooms and two modern bathrooms, this finca offers plenty of space. The room layout and the high-quality materials underline the well-kept condition of the property. Particularly noteworthy are the sunny terrace and the inviting pool, both of which are south-facing and therefore offer perfect conditions for relaxing hours under the Mediterranean sun. There is a brick-built outdoor shower near the pool. A virtual viewing is available for this property.

Property ID: ES24379063 - 07620 Lluçmajor – Süd

## Details of amenities

- Air conditioning hot/cold
- Double glazed windows
- Underfloor heating
- Fireplace
- Fitted kitchen
- Fully furnished
- Terrace
- Roof terrace
- Garden
- Outdoor shower
- Swimming pool
- Municipal water supply
- Municipal power supply

Property ID: ES24379063 - 07620 Llucmajor – Süd

## All about the location

Llucmajor is the largest municipality in Mallorca in terms of area. The quaint Mallorcan town is located to the east of the airport in the middle of a magnificent landscape near the Puig de Randa mountain. The market square in the town center is lined with various cafés and restaurants and invites you to linger. The fruit and vegetable market takes place here on Wednesdays and Fridays, when the town invites you to stroll through the many alleyways. As the area around Llucmajor has a well-developed network of cycle paths, many cyclists meet here all year round for a leisurely stop. The Son Antem golf course with its two 18-hole golf courses is 6 km away, the airport about 17 km and the city of Palma about 23 km.

Property ID: ES24379063 - 07620 Lluçmajor – Süd

## Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.



Property ID: ES24379063 - 07620 Lluçmajor – Süd

## Contact partner

For further information, please contact your contact person:

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