

El Toro – Südwest

# Charming, top maintained, Mediterranean family villa with pool

Property ID: 3442



PURCHASE PRICE: 1.435.000 EUR • LIVING SPACE: ca. 346 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 853 m<sup>2</sup>

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## At a glance

|                      |                        |
|----------------------|------------------------|
| Property ID          | 3442                   |
| Living Space         | ca. 346 m <sup>2</sup> |
| Rooms                | 5                      |
| Bedrooms             | 4                      |
| Bathrooms            | 3                      |
| Year of construction | 2008                   |
| Type of parking      | 1 x Car port           |

|                       |  |
|-----------------------|--|
| Purchase Price        | 1.435.000 EUR                                    |
| Condition of property | Well-maintained                                  |
| Construction method   | Solid  |
| Usable Space          | ca. 346 m <sup>2</sup>                           |
| Equipment             | Swimming pool,<br>Fireplace, Built-in<br>kitchen |

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## Energy Data

|                    |   |
|--------------------|---|
| Type of heating    | Central heating   |
| Power Source       | Oil   |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property



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## A first impression

This beautiful Mediterranean villa impresses above all with its quiet residential location and its top condition. Upon entering the house, the first thing you see is the gallery, which makes the entire entrance area very spacious, bright and friendly; the large panoramic window offers a view of the garden and the pool. On this level, there is the eat-in kitchen, the large living/dining room with fireplace, as well as a bedroom and a bathroom. From here you can also reach the terrace with garden and pool. On the upper floor there are 2 bedrooms and 1 bathroom as well as 1 master bedroom with en-suite bathroom and dressing area. The house has its own carport and parking spaces on its own plot.

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## Details of amenities

In the cooler seasons, an oil-fired central heating system provides warmth; each room has its own radiator. In the living room, a fireplace provides a cosy ambience. The façade of the house impresses with Mallorcan accents, but still appears contemporary and modern. The house façade facing the entrance area captivates with its accentuated stone cladding. The rest of the façade is painted with a high-quality façade paint.

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## All about the location

This beautiful villa with pool is located in a very quiet, residential area of El Toro. It is within walking distance of various restaurants, cafés and bars, as well as supermarkets for the purchase of daily necessities. The luxury marina Port Adriano is also within walking distance, as is the beautiful sandy beach next to the harbour.



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## Contact partner

For further information, please contact your contact person:

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