

Selva – Mitte

## Charming finca surrounded by various fruit and citrus trees in Biniamar, municipality of Selva

Property ID: ES253745184



PURCHASE PRICE: 594.000 EUR • LIVING SPACE: ca. 156 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 3.917 m<sup>2</sup>

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## At a glance

Property ID	ES253745184	Purchase Price	594.000 EUR
Living Space	ca. 156 m <sup>2</sup>	Condition of property	Well-maintained
Rooms	5	Equipment	Terrace, Swimming pool, Fireplace
Bedrooms	4		
Bathrooms	3		
Year of construction	1980		
Type of parking	1 x Garage		



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## A first impression

This well-kept property is located in the municipality of Biniamar and offers a wide range of potential uses on a spacious plot of around 3,917 m<sup>2</sup>. Built in 1980, the country house has a living space of around 156 m<sup>2</sup> and comprises a total of five rooms, including four bedrooms and three bathrooms. The room layout allows for comfortable use, as everything is on one living level. The living area is equipped with a cozy fireplace, which creates a pleasant atmosphere and is bathed in a pleasant light through the large sliding windows, and the modern fitted kitchen in the same room leaves nothing to be desired. Air conditioning has already been pre-installed, making it easy to retrofit. The extensive plot is planted with a variety of trees, including orange, lemon, medlar, olive and almond trees as well as a walnut tree. As a result, the garden not only offers a green environment, but also its own yield of fruit. A separate barbecue area complements the outdoor area and is ideal for social gatherings. There is also an outbuilding with an area of around 48 m<sup>2</sup>, which is ideal for storage. Another highlight is the so-called "safreig", a traditional pool measuring 5 x 3 m. This offers refreshment on warm days and blends harmoniously into the overall appearance of the property. The property is in a well-kept condition and the combination of living area, garden and ancillary areas makes this property very versatile. Please do not hesitate to contact us for further information or to arrange a viewing.

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## Details of amenities

- Pool, a so-called "safreig" 5 x 3 m
- Fireplace
- Pre-installed air conditioning
- Barbecue area
- Garden with around 40 orange, lemon, medlar, olive and almond trees, a walnut tree and much more
- Outbuilding of approx. 48 m<sup>2</sup> as storage room



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## All about the location

At the foot of the Tramuntana mountains, in the heart of Mallorca, lies Selva, which includes the villages of Caimari, Moscarí, Biniamar and Binibona. They all have a very special charm and, with their characteristic stone houses and tranquil atmosphere, transport us back to the Mallorca of yesteryear. The 13th century church of Sant Lorenç is an architectural jewel that reflects the history of the village. The narrow streets and traditional stone houses give Selva an authentic charm. The weekly market, where fresh produce and handmade goods are offered, is interesting. In June, the Fira de les Herbes (Herbs Fair) takes place, dedicated to aromatic and medicinal plants, and in November, the Fira de l'Oliva (Olive Fair) is held in Caimari, an opportunity to get to know the culture of olive oil in Mallorca. Throughout the year you can visit the old Sa Tafona de Caimari oil mill at the entrance to the village and take part in oil tastings. Selva is also a hiker's paradise. Numerous hiking trails lead through the surrounding mountains and offer spectacular views of the island. The nearby Lluc Nature Park is another popular excursion destination. The central location of Selva, approx. 35 km from Palma, makes it an ideal starting point for excursions to the island's beaches and surrounding sights. At the same time, the village offers a peaceful retreat away from the hustle and bustle of the tourist resorts.

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## 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.

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## Contact partner

For further information, please contact your contact person:

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