

Llucmajor – Süd

# Idyllically situated finca with 2 guest houses and a pool in Llucmajor

CODICE OGGETTO: ES24379009



PREZZO D'ACQUISTO: 1.390.000 EUR • SUPERFICIE NETTA: ca. 312 m<sup>2</sup> • VANI: 10 • SUPERFICIE DEL TERRENO: 14.531 m<sup>2</sup>

CODICE OGGETTO: ES24379009 - 07620 Lluçmajor – Süd

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## A colpo d'occhio

CODICE OGGETTO	ES24379009
Superficie netta	ca. 312 m <sup>2</sup>
DISPONIBILE DAL	Previo accordo
Vani	10
Camere da letto	7
Bagni	4
Anno di costruzione	1975
Garage/Posto auto	1 x Garage

Prezzo d'acquisto	1.390.000 EUR
Casa	Masseria
Stato dell'immobile	Curato
Tipologia costruttiva	massiccio
Superficie lorda	ca. 0 m <sup>2</sup>
Caratteristiche	Terrazza, Piscina, Caminetto, Cucina componibile

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## Dati energetici

Tipologia di riscaldamento	a pavimento
Fonte di alimentazione	Pompa di calore idraulica/pneumatica



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## La propietat



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## La proprietà





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## La propietatà





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## La proprietà





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## La proprietà





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## Planimetrie



Exposéplan, nicht maßstäblich



Exposéplan, nicht maßstäblich



Exposéplan, nicht maßstäblich





Exposéplan, nicht maßstäblich

Questa pianta non è in scala. I documenti ci sono stati dati dal cliente. Per questo motivo, non possiamo garantire la precisione delle informazioni.

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## Una prima impressione

This idyllic finca in Llucmajor is for sale. The house offers a living space of approx. 312 square meters on a plot of around 14,000 square meters. The house has a total of seven rooms, including five bedrooms and two bathrooms. There is a fireplace in the living room, which provides cozy warmth in winter. In addition, the low-consumption radiators and underfloor heating create a cozy temperature in the main house. In addition to the kitchen, living room and a bathroom, there are also two bedrooms on the first floor. The upper floor with the large skylight has a living area, a large main bathroom and a very large master bedroom. The finca has a large terrace where you can enjoy the Mallorcan sun and a swimming pool for a refreshing dip. There is also plenty of sunbathing space here. There are also two guest houses. The outbuilding has a small kitchen, a living room/bedroom and a bathroom. In front of it is a small terrace and a barbecue area. The second guest area is located in the converted garage. This also has its own bathroom and a living room/bedroom with a small kitchenette. The solar system produces 7.5 kW. The house is also connected to the electricity grid. Surplus energy is fed into the grid. The water supply is provided by its own well. A virtual viewing is available for this property.

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## Dettagli dei servizi

- Central heating
- Underfloor heating
- Air conditioning hot/cold
- Daikin air/heat pump
- Double glazed windows
- Fitted kitchen
- Fully furnished
- Fireplace
- Swimming pool
- terrace
- Garage
- Swimming pool
- Decalcification system
- Wine cellar
- Well
- Solar energy
- Municipal power supply



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## Tutto sulla posizione

Lluçmajor 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 Lluçmajor 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.

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## Ulteriori informazioni

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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## Partner di contatto

Per ulteriori informazioni, si prega di contattare la persona di riferimento:

Philip Bornewasser

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