

Estellencs

référence du bien 077182



PORTA MALLORQUINA®

Your home. Our passion.

## Classic finca with sea views with absolute peace in the mountains of Estellencs

|                 |                       |                     |                      |
|-----------------|-----------------------|---------------------|----------------------|
| séjour:         | 300 m <sup>2</sup>    | piscine:            | ✓                    |
| terrain :       | 30.000 m <sup>2</sup> | energy certificate: | e                    |
| chambres:       | 4                     |                     |                      |
| salles de bain: | 4                     |                     |                      |
| vue sur la mer: | ✓                     | <b>prix:</b>        | <b>€ 1.950.000,-</b> |



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## description:

This classic country house is located about 2 km from the village of Estellencs, in the middle of the mountains, in absolute tranquillity and with views of the beautiful sea.

The country house has a constructed area of around 300 square metres and a generous plot of 30,000 square metres. The house was built at the end of the 1980s and has a healthy building structure, a complete basement and is clad in natural stone.

The ground floor has the entrance area, the kitchen with access to the covered terrace and a large living and dining area with fireplace. There is also a large guest bedroom and a bathroom on the ground floor. On the upper floor there are 3 further double bedrooms, each with an en-suite bathroom.

Due to the necessary renovation of the kitchen and bathrooms, you have the opportunity to give this property your individual touch and adapt it to your needs and wishes. The house also has a garage.

The water supply comes from a neighbouring well with registered rights. An expert report from a German building surveyor is available and can be viewed by appointment.

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## localisation & environnement:

The small village of Estellencs is situated on the steep coast of the Tramuntana mountains, on the coastal road from Andratx to Soller, and is also a stage of the long-distance hiking trail GR-221. It is a place of tranquillity and tradition, far from mass tourism and therefore ideal for those seeking relaxation and nature. The road there leads through the mountains where spectacular views of the sea and the raw mountain scenery are the reward.

Estellencs is an optimal starting point for countless hikes and bicycle routes. The small bay Cala d'Estellencs offers quietness and crystal-clear water - in summer a welcome and cooling refreshment! Restaurants, cafes and bars with typical Mallorcan dishes offer magnificent views of the mountains and the sea.

The main economic factor is farming, particularly of tomatoes grown on terraced fields, and wine making.



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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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TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM



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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                                    | 148.80                                    | 40.00  |
| F                                    |   |  |
| G menos eficiente                    |   |  |

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