

Llucmajor  
référence du bien 121266



PORTA MALLORQUINA®

Your home. Our passion.

## Town-house with great potential in Llucmajor

séjour:	246 m <sup>2</sup>	energy certificate:	en proceso
terrain :	180 m <sup>2</sup>		
chambres:	4		
salles de bain:	1		
vue sur la mer:	-	<b>prix:</b>	<b>€ 325.000,-</b>



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## description:

This traditional town-house dates from the 1900's and is situated close to the centre of the village, within easy reach of diverse restaurants, cafes and bars. With a little care and attention to detail it could become a lovely village house.

Its substance is of good quality and is dry, and it offers a compact garage and a beautiful inner patio with fruit and palm trees, with 2 other small houses at the opposite end of the plot. There are also 2 further terraces on the first and second floors providing very beautiful views over the rooftops of Llucmajor, the church, and the Randa mountain.

The property presently includes 4 bedrooms, a bathroom, the 2 small houses in the inner patio, 2 terraces with lovely views, and a small garage.

Restoration would require an investment of approx. 150.000€ - 200.000€ to produce a wonderful town-house in the centre of Llucmajor, within easy reach of the airport and Palma. The village of Llucmajor is becoming ever more interesting for investors and private buyers who are seeking a centrally-located property offering an investment for the future.

Numerous beaches are only 10 minutes drive away, and everywhere on the island can be reached within a half an hour!

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## localisation & environnement:

In terms of surface area, Llucmajor is the largest municipal county on the island of Majorca and is located in the south. Its population amounts to 20,000 inhabitants.

The small city includes 4 supermarkets, some well loved cafés and tapa-bars, and even a thrice-weekly fruit and vegetable market, taking place in the very recently renovated town centre, with its Plaza de España and the second largest church on the island.

The picturesque hill-location of Randa on the mountain of the same name, which is the most elevated point in the island's centre, houses three sanctuaries, and is located slightly north of the town. Llucmajor has developed into an economic and popular residential location, due to the new motor-way connection to Palma. The Marriott Son Antem Golf Resort and Spa, and nearby yacht clubs make Llucmajor an interesting and central location for planning pass-times and excursions.

The Es Trenc natural beach, one of the nicest on the island and with a Caribbean similarity, lies just 15 car minutes from Llucmajor.

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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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