

## Cala Llobards

référence du bien 121257



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Enchanting chalet within easy walking distance of the sea in Cala Llobards

|                 |                    |                     |                    |
|-----------------|--------------------|---------------------|--------------------|
| séjour:         | 124 m <sup>2</sup> | piscine:            | ✓                  |
| terrain :       | 339 m <sup>2</sup> | energy certificate: | en proceso         |
| chambres:       | 3                  |                     |                    |
| salles de bain: | 3                  |                     |                    |
| vue sur la mer: | ✓                  | <b>prix:</b>        | <b>€ 690.000,-</b> |



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### description:

This enchanting chalet stands on a plot of approx. 339 sqm in a quiet cul-de-sac in Cala Llombards. It has been lovingly renovated and tastefully furnished whilst paying great attention to detail. A special feature is its close proximity to the turquoise-blue sea of the bay.

The entrance area is reached via the front garden, and leads to the comfortable, openly-designed and communicative living/dining area. Traditional oak ceiling beams and arched windows bestow a Mediterranean charm upon the dining area, and the integrated, modern-style kitchen is fully-equipped and offers direct access to the garden.

Also on the ground level is the master bedroom with modern en-suite bathroom, private dressing area and access to an adjoining terrace. There is also a further bedroom and a bathroom.

An exterior staircase leads to the upper floor where there is a separate apartment with a bedroom with en-suite bathroom, and a covered terrace providing wonderful views of the sea - the perfect place to enjoy pleasant, relaxing hours.

The low-maintenance garden is laid out with Mediterranean plants, with differing sunbathing and terrace areas offering diverse retreats. A compact pool invites to cool off on hotter summer days, with a barbecue zone rounding off this attractive package.

Further features include air conditioning, a storage room, and an exterior parking space. All windows are fitted with mosquito screens.

Truly an all-round attractive property, perfect to relax, and ideal to fulfill your dream of a house on the sea!

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### localisation & environnement:

Santanyí in the southeast of Mallorca is among the most popular villages of the island and has resisted over centuries Romans, Arabs and pirates. The beautiful small city with its golden façade of sandstone is elevated from the green surrounding and attracts tourists as well as residents on Wednesdays and Saturdays to the colourful weekly market. Around the Plaza Mayor, there are various cafés and restaurants offering a broad culinary selection. The surrounding narrow streets with beautiful shops invite you to stroll.

The natural preserve of Mondragó is nearby offering numerous routes for hikers, whereas the idyllic bays at the east coast, as Cala Santanyí or Cala Llobarts are perfect for bathing. The harbour of Portocolom and the golf course of Vall d'Or are at a short distance.



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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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