

Llucmajor
référence du bien 122455




PORTA MALLORQUINA®
Your home. Our passion.

Charming Finca with Pool in a Peaceful Natural Setting in Llucmajor

séjour:	194 m ²	piscine:	✓
terrain :	1.839 m ²	energy certificate:	en proceso
chambres:	3		
salles de bain:	1		
vue sur la mer:	-	prix:	€ 695.000,-



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description:

This charming finca is situated in complete tranquility at the foot of the “Hexenberg,” a popular recreational area in Llucmajor, surrounded by mountains, forests, and numerous hiking and cycling trails.

A paved access road leads directly to the property. Upon arrival, you are welcomed by a generously designed courtyard featuring two carport spaces, a small garden, and a garage (approx. 20 m²) currently used as a workshop and bicycle storage.

The entrance area impresses with a covered terrace and a cozy seating corner – perfect for enjoying sunny mornings. From here, you enter the spacious living and dining area. Adjacent to this space are a double bedroom, a bathroom, and a modern, separate kitchen in elegant black tones. The kitchen can optionally be opened to the living area, creating an open-plan living atmosphere.

To the left, access leads to a large terrace with a BBQ area and a connecting pool. At the rear of the house, there are two additional bright double bedrooms with high ceilings and ample storage. One of the bedrooms has direct access to the pool terrace. Additionally, a separate guest toilet is located in the utility room near the pool.

The finca is heated with an oil central heating system, ensuring a comfortable indoor climate even in winter and preventing any moisture issues. At the back of the property, a garden with various fruit trees offers opportunities for customization and landscaping.

The finca is fully legal, comes with all necessary documentation, is connected to the public electricity grid, and features a 39,000-liter cistern for water supply.

Conclusion: A well-maintained, fully equipped finca in a peaceful setting – ideal for nature lovers seeking a combination of relaxation and Mediterranean living.

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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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