

# Cala Llombards

référence du bien 077882



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Village-house in Es Llombards requiring renovation with existing project

séjour:	299 m <sup>2</sup>	energy certificate:	en proceso
terrain :	208 m <sup>2</sup>		
chambres:	4		
salles de bain:	3		
vue sur la mer:	-	<b>prix:</b>	<b>€ 700.000,-</b>



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### **description:**

This village house, in need of refurbishing, stands on a centrally-located plot of approx. 208 sqm in the charming village of Es Llombards. Beautiful turquoise-blue bays and the lively town of Santanyi are only a short drive away.

A project for the renovation has already been approved, so that this rough diamond can be turned into a real gem of a property according to the ideas and wishes of the new owners. Planned is a house of approx. 247 sqm, with an authentic natural-stone façade and a pool of approx. 13.92 sqm.

Foreseen on the the ground floor is a spacious entrance area leading into the pleasant living/dining area with adjoining kitchen. From here there is direct access to the Mediterranean patio. Also planned for this level is a bedroom, a bathroom, and the garage.

The master suite with private dressing area and en-suite bathroom, 2 further double bedrooms, a bathroom and a utility room are foreseen for the upper floor.

In the Mediterranean-style garden a real oasis of well-being can be created in addition to the pool, leaving ample space for sun loungers and an inviting seating area.

A special bonus is the fact that the new owners can still select the materials they prefer to create their absolute dream home.

Should it be required we will be pleased to assist in choosing a suitable construction company.

Please do not hesitate to contact us for more information!

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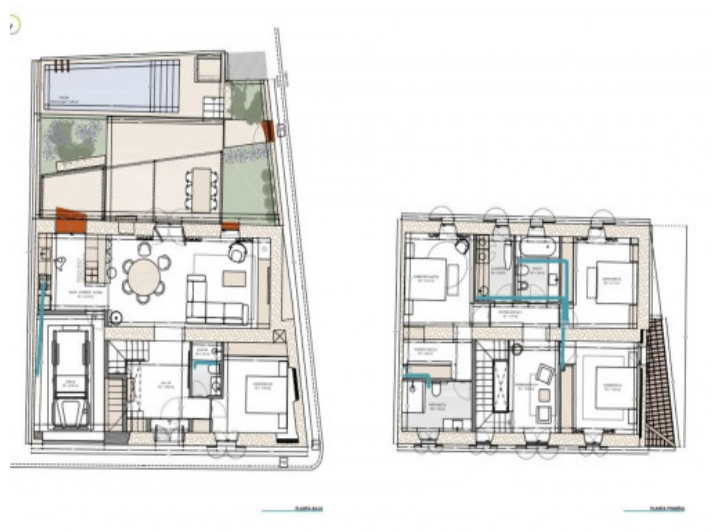
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### localisation & environnement:

The picturesque Cala Llombards is situated in the south of Majorca, close to Santanyí and the village of Llombards. You will also find the beaches Mondragó and Figuera very close, whereas Cala Llombards is the quietest of them, and one of the most beautiful beaches of the island. The village breathes peaceful tranquillity. To reach Santanyí you need about 5 minutes, there are the best shopping possibilities.

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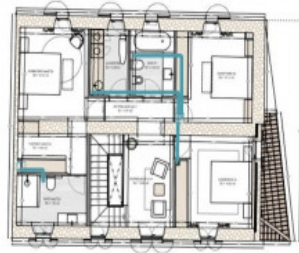


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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