

Llucmajor

référence du bien 117318



PORTA MALLORQUINA®

Your home. Our passion.

## Town-house with historic features requiring partial renovation in the heart of Llucmajor

séjour:	635 m <sup>2</sup>	energy certificate:	en proceso
terrain :	350 m <sup>2</sup>		
chambres:			
salles de bain:			
vue sur la mer:	-	<b>prix:</b>	<b>€ 1.295.000,-</b>



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### **description:**

This historic town house stands in the heart of the village of Llucmajor.

Requiring partial renovation, the corner house is situated just a few minutes' walk from the plaza - the town centre - in Llucmajor and is known as the old village pharmacy.

Imposingly-high ceilings and traditional wooden beams in the large entrance area are complemented by wooden doors and built-in cupboards, with a large striking staircase winding its way cleverly up to the first floor.

The house has entrances on both sides and is divided into 2 separate units:

One unit has been renovated and is accessible via an original Mallorcan staircase. On one side views of the old village church can be enjoyed from a balcony. This part of the house has a living/dining area with fitted kitchen, 2 bedrooms and a bathroom, and can be occupied or rented out immediately whilst the other part of the house is undergoing renovation.

The main part of the house has 3 floors all of which can be fully renovated, with diverse rooms and bathrooms which can be converted to suit the requirements of the new owners.

The inner patio of the house is made up of 2 levels and could, for example, be planted with vines providing ample shade during the summer months. From the terrace views of the old church of the village and over the rooftops of Llucmajor can be enjoyed.

As was typical in years gone by there are several fireplaces in the building.

A garage with 3 parking spaces rounds off the specifications of this exceptionally large townhouse.

Let your creativity run free and do not hesitate to contact us. We will be pleased to arrange a personal viewing of this historic property

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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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