

## Can Picafort

référence du bien 118879



PORTA MALLORQUINA®

Your home. Our passion.

## Modern chalet with pool only 800 metres from the sandy beach of Can Picafort

séjour:	200 m <sup>2</sup>	piscine:	✓
terrain :	400 m <sup>2</sup>	energy certificate:	g
chambres:	4		
salles de bain:	3		
vue sur la mer:	-	<b>prix:</b>	<b>€ 899.000,-</b>



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### **description:**

Situated on the outskirts of Can Picafort, this modern 2-storey chalet stands on a plot of 400 sqm situated only 800 metres from Mallorca's largest sandy beach. Shops, bars and restaurants are all within walking distance, but do not disturb the quiet ambience. The south-west facing house was built in 2017 in a modern, minimalist style and offers approx. 160 sqm of living space.

On the ground floor is a large fitted kitchen with access to a rear terrace, a laundry room, a bathroom, a double bedroom and the bright living/dining area with French doors opening to the swimming pool and lounge area. A staircase leads to the upper sleeping area with 3 further double bedrooms and 2 elegant shower rooms, one of which is en-suite. Two bedrooms have access to the sun terrace with magnificent views of the plain and the sunsets in the west. All windows are double glazed and air conditioning is fitted throughout. Warm water is provided by means of solar panels. .

A part of the exterior is laid with artificial grass which surrounds the heated saltwater swimming pool (approx. 30 sqm), the covered north terrace and the rear part of the plot. The front of the plot provides ample space for 2 cars and leads to a garden shed via the south terrace.

A total of 200 sqm have been constructed here on a very well-located plot, resulting in a modern and elegant new chalet with a very high level of living comfort.

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### localisation & environnement:

Can Picafort with the southern branch of the truly enchanting Playa de Muro offers a flawless sandy beach and a haven for lovers of nightlife. Far from the tourist bustle there is still a good road access and isolated districts, where you can get hold of good real estate deals close to the beach.

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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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