

Esporles

référence du bien 120358



PORTA MALLORQUINA®

Your home. Our passion.

## Family-villa in Esporles with pool and picturesque panoramic views over the bay of Palma

séjour:	446 m <sup>2</sup>	piscine:	✓
terrain :	649 m <sup>2</sup>	energy certificate:	e
chambres:	4		
salles de bain:	2		
vue sur la mer:	✓	<b>prix:</b>	<b>€ 770.000,-</b>



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### **description:**

This lovely family-villa is characterised by its privileged location in Esporles, a quiet and picturesque village in Mallorca. From the villa the natural beauty of the area with its privacy, tranquility and wonderful views can be enjoyed.

Built in 1994, the villa is in a very good condition. Spread over 2 levels it offers ample quality of life, cosy in winter with its 2 fireplaces and perfect to enjoy the summer months at the pool.

Its external area also offers a Mediterranean garden with terraces, and a barbecue for relaxing and enjoying convivial times in the open air. There is also a carport, and the plot of land is completely fenced.

The property is connected to a mains water supply as well as having a storage cistern for rain water, and an habitability certificate exists.

This villa offers you a new way of living in an exclusive area situated only a few minutes from Palma, and would also be ideal as a second residence in Mallorca requiring only a minimal amount of maintenance.

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## localisation & environnement:

Esporles is situated in the mountains of the Tramuntana and has about 4.000 inhabitants, not far away from Palma, Valldemosa and Banyalbufar on the west coast. In earlier times the textile industry was an important element of the economy, today it is more agriculture and stock-farming and of course tourism. A walk through the village is always worthwhile.



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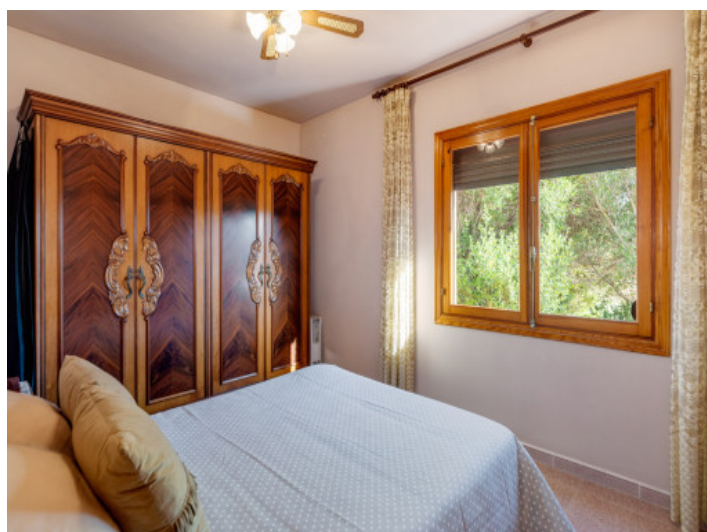


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E	185.60	47.20
F		
G menos eficiente		

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