

## A peaceful retreat: finca with distant sea views and pool

07530 Sant Llorenç des Cardassar (Spain), Finca - for sale

CCC-Ref.: J-0037



Living area approx.: 261 m<sup>2</sup> - Rooms: 5 - Purchase Price: 1,790,000 €



## A peaceful retreat: finca with distant sea views and pool

	Finca, House
Etagen im Haus	2
Living area approx.	261 m²
Usable area approx.	424 m²
Plot approx.	16,412 m²
Bedrooms	3
Bathrooms	2
Baujahr	1975
State	as good as new
furnished	partly furnished
Verfügbar ab	Upon Agreement
Ausstattung / Merkmale	Badewanne, Balkon, Dusche, Einbauküche, Garten/Gartennutzung, Gäste-WC, Kamin, Klimatisiert, Swimmingpool, Tageslichtbad, Terrakottaboden, Terrasse
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	1,790,000 €

## Object description

Situated on a plot of approx. 16,412m<sup>2</sup>, this finca with approx. 261m<sup>2</sup> of living space offers an oasis of tranquillity. Set against the backdrop of beautiful distant sea views, this property offers the epitome of a Mallorcan living ambience with high standards. The house itself has three spacious bedrooms, one of which has an en suite bathroom. The two elegant bathrooms with high quality fittings and finishes offer comfort and style at the same time.

As you enter the house, you are greeted by an open-plan country-style kitchen that stylishly combines functionality and visual appeal. The kitchen flows into the spacious living and dining room, which is flooded with natural light and tastefully decorated.

Outside, the true sparkling pool awaits you and invites you to relax and unwind on warm days. The two outdoor dining areas offer space for a cosy brunch or a soirée under the stars.

There is also a living, TV or reading room with a distant sea view. This property offers not only a place to live, but a lifestyle defined by comfort and the natural beauty of the landscape. With its spacious layout, classic amenities and panoramic views, it offers an unrivalled opportunity to enjoy the best of life in Mallorca.

## Equipment

Public electricity and water connection; cistern (50.000L); well (depth 165m; garden irrigation system; hot water via gas boiler; central heating; decalcification system; septic tank; SAT-TV, internet and telephone connection; terracotta floors; double-glazed wooden windows; Dark green wooden Persianas; 2 bathrooms (1 bathroom en suite with shower); 1 fitted kitchen with combi fridge, gas hob and oven; 3 fitted wardrobes (bedrooms); chlorine pool (12x4.5x1.55); outdoor shower; outdoor parking spaces; partly furnished.

## Sonstiges

Conditions and liability clause:

We will give the definite address only by viewing the real estate. Thank you for your understanding

The property can be visited by appointment

Phone: +34 971 566 178

Mob: +34 682 755 801 (also WhatsApp)

E-mail: [contact@ccc-real-estate.com](mailto:contact@ccc-real-estate.com)

Office opening hours:

Monday - Thursday: 10:00 - 18:30

Friday: 10:00 - 17:00

Appointments outside the opening hours upon previous arrangement.

Further interesting offers at [www.ccc-real-estate.com](http://www.ccc-real-estate.com)

These details are based on information provided by the owner/property developer. Canaima Concept & Consulting, S.L. (CCC REAL ESTATE) does not guarantee the completeness, accuracy and timeliness of this information. Subject to error and prior sale.

The resulting purchase costs incurred when purchasing a property in Spain (land transfer tax, / possibly VAT, notary fees, administration fee and land register costs) are to be paid by the buyer. The

broker's commission is to be paid by the seller.

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## Energy certificate

Baujahr	1975
Primärenergieträger	Gas
Energy consumption	41.90 kWh/(m <sup>2</sup> ·a)
CO2 Emissionen	189.00 kg CO <sub>2</sub> /(m <sup>2</sup> ·a)
Energy efficiency class	E



## Location

The property is located in a quiet finca area in the municipality of Sant Llorenç des Cardassar in the north-east of the island. Here you are far away from the tourist hustle and bustle and can enjoy the tranquillity of the countryside. The surrounding villages of Son Servera and Sant Llorenç are around 4-10 km away and offer a year-round infrastructure with a medical centre, schools, shops, restaurants and bars as well as everything you need for your daily needs. The coastal towns of Porto Cristo, Sa Coma and Cala Millor are also within easy reach and offer beautiful sandy beaches and turquoise blue sea as well as the opportunity to stroll along one of the Mediterranean harbour promenades.





Front of the house



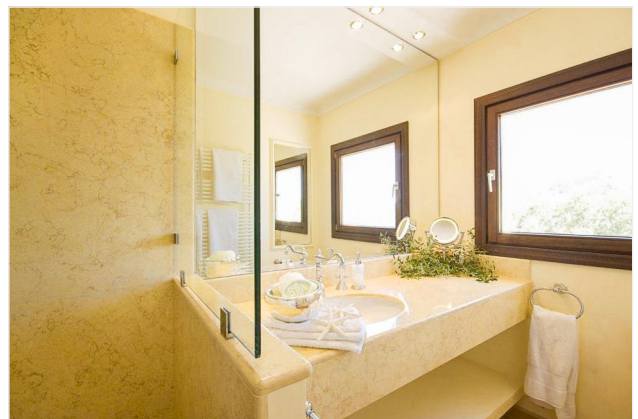
Bedroom 1 with...



...en suite bathroom

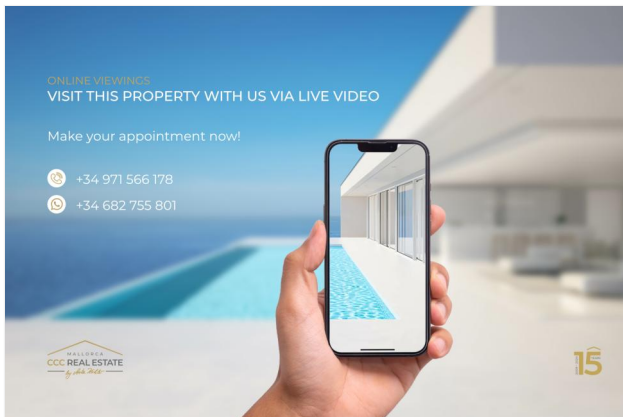


Bedroom 2



Bathroom 2





Online viewing



Bedroom 3



Pool with plenty of...



...space for relaxation...



...and distant sea view

ESCALA DE LA CALIFICACIÓN ENERGÉTICA L-0023		Cósumo de energía kw h / m² año	Emisiones kg CO <sub>2</sub> / m² año
A	más eficiente		
B			
C			
D			
E			41,9
F		189,0	
G	menos eficiente		