

## Exclusive and technically modern finca with swimming pool in the centre of the island

07510 Sineu (Spanien), Finca - for sale

CCC-Ref.: N-0079



Living area approx.: 190 m<sup>2</sup> - Rooms: 4 - Purchase Price: 1,550,000 EUR



Exclusive and technically modern finca with swimming pool in the centre of the island

CCC-Ref.	N-0079
Types of properties	Finca, House
Address	07510 Sineu Mallorca Spanien
Living area approx.	190 m <sup>2</sup>
Usable area approx.	250 m <sup>2</sup>
Balcony/terrace area approx.	270 m <sup>2</sup>
Plot approx.	15,046 m <sup>2</sup>
Rooms	4
Bedrooms	3
Bathrooms	3
Balconies	1
Terraces	2
Heating type	Underfloor heating
Main energy source	Gas
Year of construction	1984
Last modernisation	2019
State	fully renovated
Equipment	gehoben
Available from	Immediately
furnished	yes
View	Distant view
Area	Finca area
Surroundings	Pharmacy, Doctor, Bus, Shopping facilities, Fitness, Golf course, Primary school, Hotels, Kindergarden, Hospital, Close to the sea, Public pool, Post Office, Calm area, Close to the beach, Tennis court

Equipment / Characteristics	Abstellraum, Air-conditioned, Balkon, Dusche, Einbauküche, Garten/Gartennutzung, Laminate flooring, Swimmingpool, Tageslichtbad, Terrasse
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	1,550,000 EUR

## Object description

This modern finca is located near the town of Sineu, in the quiet centre of the island. The tastefully furnished finca impresses with high standards and a wonderful panoramic view to the Tramuntana mountains.

From the well-maintained country road, a well-kept finca path leads approx. 850 m to the property, which has an automatic gate.

The driveway leads 24m to the single-storey house, in front of which you can park comfortably, or drive directly into the garage.

The large covered veranda (approx. 60 m<sup>2</sup>) extends the living space all year round and offers plenty of room for a large dining table and lounge seating area. The ideal place to enjoy and relax.

From the veranda you enter the spacious living room, which has a high-quality wood-burning stove to create a cosy warm ambience throughout the house in the cooler months. Open transitions to the office area, the comfortable dining room and the high-quality equipped kitchen are the special features of this property. The main living area has two bedrooms, an en-suite shower room and a separate bathroom, also with shower.

During the comprehensive modernisation in 2019, great importance was attached to many technical refinements. Smart-home control for lighting, camera monitoring and air conditioning was installed, but the roof was also re-roofed, high-quality floor-to-ceiling aluminium windows installed and all installations renewed. The house was also equipped with underfloor heating. The separate guest flat has a private outside access, a bedroom, a bathroom, a modern kitchen and a living room with a wood-burning stove and its own terrace.

The functionality of the house includes the utility and technical room, with access to the guest area and the garage.

Much privacy is guaranteed on the large pool terrace surrounding the 10m x 5m pool. While swimming, enjoy the wonderful panoramic view over the vast countryside with ever-changing colours depending on the season and light conditions. Romantic sunsets are guaranteed.

The property fulfils all wishes for upscale living comfort and quality. Make your own impression and contact us for a viewing!

Feel free to ask for the link for the property video to get a first impression.

## Equipment

Year of construction 1984, completely renovated in 2019 with newly tiled roof; 3 bedrooms, floor-to-ceiling aluminium windows, 3 bathrooms with barrier-free showers, Nolte fitted kitchen with ceramic hob, oven, dishwasher, combi fridge; washing machine and dryer in the utility room, guest area incl. Fitted kitchen, bathroom and terrace, garage used as workshop, 1 storage room, 1 laundry room/heating kitchen, central air conditioning (cold/warm), "smart control" for light and video surveillance, internet, satellite TV, awnings, insect screens, UV drinking water treatment system, 2 high-quality wood-burning stoves, pre-installed underfloor heating for connection to gas boiler, electric wall heating, 3 powerful water pumps, hot water via gas boiler with gas bottle, irrigation system, pool approx. 10m x 5m with loudspeaker system, deep well (approx. 185m deep), large garden with all fruit and citrus trees, existing energy certificate, power supply via the public grid Automatic entrance gate; furniture is included in the sales price.

## Other

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

Year of construction	1984
Primary energy source	Gas
Energy consumption	74.80 kWh/(m <sup>2</sup> ·a)
CO2 Emissionen	22.90 kg CO <sub>2</sub> /(m <sup>2</sup> ·a)
Energy efficiency class	D



## Location

This finca property is located in the authentic Mallorcan centre of the island, surrounded by the beautiful nature of Mallorca. In only about 5 minutes by car you can reach the small, very well-kept historic village of Sineu, which offers everything you need for your daily needs. There are grocery shops, a bank, a school, a medical centre and a pharmacy, as well as the popular weekly market on Wednesdays. There are also several restaurants, bars and cafés to enjoy. Furthermore, in Sineu you are lucky to be connected to the Mallorcan railway network. The train ride to Palma takes only 30 minutes, and you can reach the airport in about 40 minutes by car. You will find numerous beaches within a radius of approx. 35 km. The sandy beach "Playa del Muro", which is approx. 1.3 km long, is particularly popular with water sports enthusiasts. Discover the unspoiled nature with extensive hikes, bicycle tours, horseback riding, golf and much more.





Pool



Large covered veranda



... with cosy lounge area



Dining area on the veranda



Panoramic view from the veranda + view of the



View to the terrace





Terrace in front of the dining room



Pool + pool terrace



Living room in the main living area



Modern living ambience



Living room with wood-burning stove



Nolte kitchen with large window and distant v





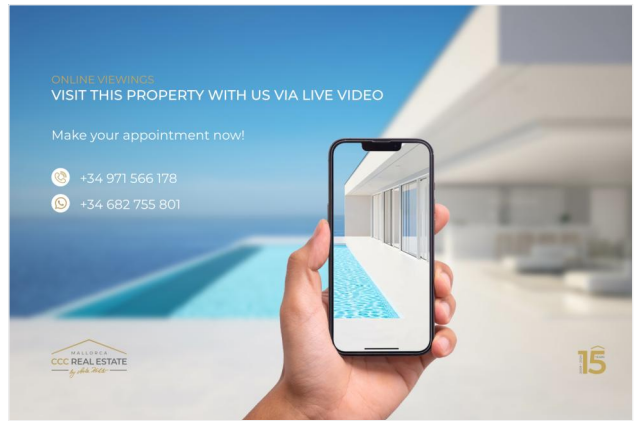
High-quality fitted kitchen with plenty of sp



Dining room



Transition to the living room



Online viewing



Home-Office



Bedroom



Bathroom



Shower with LED



Bedroom



Modern bathroom



double washbasin



Guest area: living room





Guest area: living room with private terrace



Woodburning stove in the guest area



Kitchen in the guest area



Guest bedroom



bathroom with shower



Cosy shady spot overlooking the pool



ESCALA DE LA CALIFICACIÓN ENERGÉTICA <small>L-0033</small>		Cósumo de energía kw h / m² año	Emisiones kg CO <sub>2</sub> / m² año
<b>A</b> más eficiente			
<b>B</b>			
<b>C</b>			
<b>D</b>		74.8	22.9
<b>E</b>			
<b>F</b>			
<b>G</b> menos eficiente			

## Floor plan



Exposéplan, nicht maßstäblich