

## Finca with versatile potential: discover your own piece of Mallorca

07500 Manacor (Spanien), Finca - for sale

CCC-Ref.: S-0138



Living area approx.: 140 m<sup>2</sup> - Rooms: 4 - Purchase Price: 799,000 EUR



## Finca with versatile potential: discover your own piece of Mallorca

CCC-Ref.	S-0138
Types of properties	Finca, House
Address	07500 Manacor Mallorca Spanien
Living area approx.	140 m <sup>2</sup>
Usable area approx.	175 m <sup>2</sup>
Balcony/terrace area approx.	35 m <sup>2</sup>
Plot approx.	17,400 m <sup>2</sup>
Rooms	4
Bedrooms	3
Bathrooms	2
Balconies	1
Terraces	2
Main energy source	Gas
Year of construction	2016
Last modernisation	2023
State	Well-kept
Available from	Immediately
Type of pitch	Outdoor parking space, Garage
furnished	yes
View	Distant view
Area	Finca area
Equipment / Characteristics	Abstellraum, Außenstellplatz, Badewanne, Balkon, Basement, Dusche, Einbauküche, Fireplace, Garage, Garten/Gartennutzung, Tageslichtbad, Terrasse, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	799,000 EUR

## Object description

Welcome to this property in the finca area between Manacor and Felanitx. Your own piece of Mallorca awaits you here on a plot of around 17,000 m<sup>2</sup>. Part of the property is planted with around 400 trees, mainly olive trees, but also a variety of fruit trees. In addition, the fields around the finca offer opportunities for growing other plants.

The portfolio also includes a spacious garage with automatic doors, which offers space for two vehicles and other utensils. An adjoining room houses additional storage space and the technology for the photovoltaic system that supplies the finca with electricity.

The main house extends over approx. 140 m<sup>2</sup> of living space and offers a modern kitchen with ample space for culinary development, an adjoining utility room, a living room with fireplace, three bedrooms and two bathrooms. Two terraces complete the offer of the finca. One is accessible from the living room or master bedroom and offers a view of the private olive grove. The second terrace can be reached via a door in the kitchen and offers a panoramic view of the surrounding countryside up to the mountains.

The finca offers plenty of potential for further development in the outdoor area. It is possible to build a pool of approx. 35 m<sup>2</sup> and the extensive areas around the building offer space for your ideas and projects.

Arrange a viewing today and see this unique property with lots of potential for yourself.

## Equipment

Cistern (approx. 37. 000l), filled by water supplier; hot water via gas boiler; electricity via photovoltaic system (4500W), emergency generator with 6000W; Fosa Septica; gas central heating with wall radiators; 400 olives/fruit trees; garage with two parking spaces; fireplace; double-glazed PVC windows, aluminum persianas (shutters); fitted kitchen with induction/gas hob, dishwasher, dryer, washing machine; tiled floor; SAT-TV; partially furnished

## 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.

© Canaima Concept & Consulting, S.L.

## Energy certificate

Year of construction	2016
Primary energy source	Gas
CO2 Emissionen	26.40 kg CO <sub>2</sub> /(m <sup>2</sup> ·a)
Energy efficiency class	E



## Location

The finca is located between the picturesque towns of Manacor and Felanitx and offers breathtaking panoramic views of the Mallorcan countryside. Felanitx, a charming little town with a rich history and a vibrant cultural life, is just a 10-minute drive away. Known for its traditional markets, Felanitx is a paradise for lovers of local produce and handicrafts. The town also offers a variety of cozy cafés and restaurants. With its relaxed atmosphere and proximity to some of the most beautiful beaches on the island, Felanitx is a popular destination for locals and tourists alike. About 20 minutes' drive away is Manacor, the second largest town in Mallorca. Here you will find a wide range of amenities and facilities, including shopping centers, supermarkets, schools and health facilities. The airport can be reached from here in around 40 minutes.





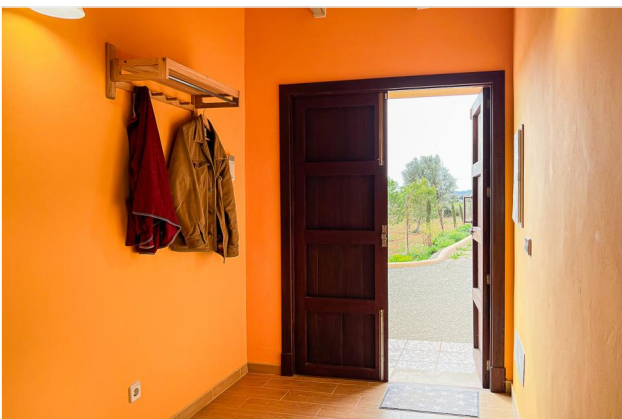
Driveway Finca passing...



...Olive and fruit trees



Impressions



Entrance area



Kitchen





Kitchen



Bedroom 1



Bathroom 1



Bedroom 2



Built-in cupboard device



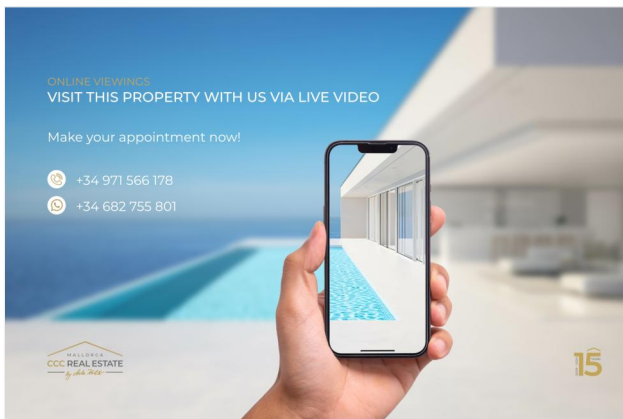
Living room



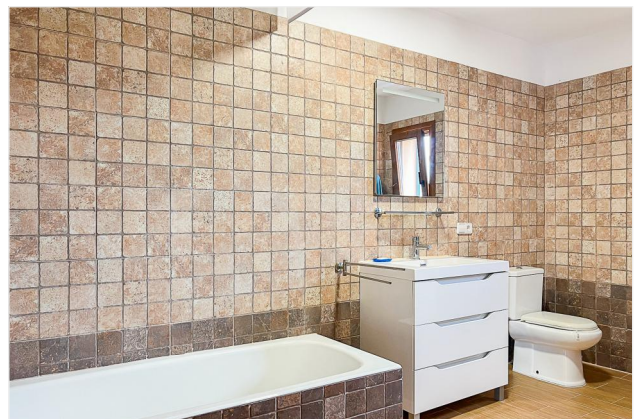
Dining area



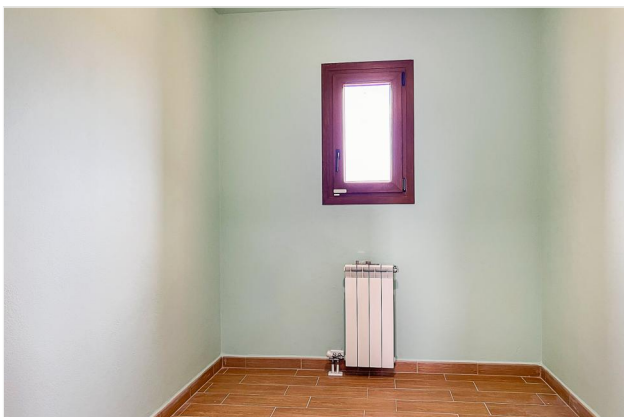
View of olive grove



Online viewing



Bathroom 2



Dressing room



Master bedroom with...





...access to the terrace



Covered terrace



Field with olive/fruit trees



Front view



Garage with...



...Photovoltaic system



Garage with extra utility room



Parking space

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	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>		
<b>E</b>	120,9	26,4
<b>F</b>		
<b>G</b> menos eficiente		