

Typical country finca with 4 bedrooms, pool, large winter garden and a garden oasis with a WOW effect

07620 Llucmajor (Spanien), Finca - for sale

CCC-Ref.: K-0084



Living area approx.: 270 m² - Rooms: 6 - Purchase Price: 2,250,000 EUR



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CCC-Ref.	K-0084
Types of properties	Finca, House
Address	07620 Llucmajor Mallorca Spanien
Floors in the house	2
Living area approx.	270 m ²
Usable area approx.	337 m ²
Plot approx.	18,200 m ²
Rooms	6
Bedrooms	5
Bathrooms	4
Terraces	1
Main energy source	Electricity
Year of construction	2007
State	as good as new
Available from	by agreement
Total parking spaces	1
Type of pitch	Garage
View	Distant view
Area	Finca area
Surroundings	Calm area, Forest
Equipment / Characteristics	Abstellraum, Air-conditioned, Badewanne, Bidet, Dusche, Einbauküche, Fireplace, Garage, Garten/Gartennutzung, Guest WC, Swimmingpool, Tageslichtbad, Terrasse, Tiled floor, Wintergarten
Buyer's commission	When a contract is signed, the commission is paid by the vendor



Purchase Price

2,250,000 EUR

Object description

In the Mediterranean landscape of Lluçmajor, this typical country finca with a natural stone façade impresses with a particularly attractive garden landscape and a dreamlike pool. When designing the garden of approx. 6,200 m², special attention was paid to creating a Mediterranean oasis that requires little maintenance and can be left to its own devices for a few months. The other areas of the property are separated into different areas and are therefore ideal, for example, for keeping horses or similar. The approx. 90 m long palm avenue from the entrance gate to the courtyard of the property is a real eye-catcher. A striking feature is the south-facing conservatory on the ground floor, whose glass elements can be pushed to the side in summer to create the perfect covered living terrace with pool and lawn in front.

The ground floor has a porch and entrance area with staircase, two double bedrooms and a shower room, a spacious kitchen with dining area, a living area with fireplace and a utility room with shower area and internal access to the garage. The kitchen has access to the conservatory and the living room has two exits to the conservatory, which incidentally warms up the adjoining interiors fantastically in the cooler months when the sun is shining.

Upstairs there are two further double bedrooms, one of which is the master bedroom with a modern en-suite bathroom with bath and shower, as well as a single bedroom which is currently used as a home office and a separate shower room. The roof terrace on this floor offers great views of the countryside and your own land. In total the house has 4 double bedrooms, 1 single bedroom and three bathrooms.

Outside, you will find an approx. 6 x 10 m pool with a surrounding terrace, a pool lounge with cooking facilities* and an outdoor shower, as well as a separate building that serves as a technical and workshop casita. In particular, the osmosis plant for potable water treatment is located here.

Please read the other highlights of this property under equipment and location description and convince yourself of the property during an on-site inspection from 5. April 2022 on!

Equipment

Year of construction approx. 2007; fitted kitchen with ceramic hob, 90 oven, microwave, dishwasher and combi-fridge; washing machine and dryer in utility room; own well (140 m deep); descaling and osmosis system; hot water via electric boiler; public electricity supply (11 kWh); tiled floors; integrated air conditioning (warm/cold/dehumidifying); infrared heaters in bathrooms; fireplace; PVC- windows with double glazing and green aluminium persiana (shutters); pool (approx. 10x6m); garage with access to the house; parking spaces in the courtyard; telephone and internet connection can be activated; SAT-TV available; winter garden; well-kept garden with irrigation system with Wifi and lighting; roof terrace; technical house; intercom system with Wifi; alarm system. *There is a pool lounge with cooking facilities: learn specifics about this at a viewing appointment.

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



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

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	2007
Primary energy source	Strom
Energy consumption	92.20 kWh/(m ² ·a)
CO2 Emissionen	29.00 kg CO ₂ /(m ² ·a)
Energy efficiency class	D

Location

The municipality of Llucmajor is the largest municipality of Mallorca in terms of area and is located in the southeast of the island. There is a wide range of bars and restaurants. Bakeries and pastry shops, with good, traditional bread and pastries, are known beyond the municipality's borders. Wine connoisseurs will be in their element: you can visit two wineries with DO (Denomination of Origin) Pla and levant of Mallorca. The culinary offer is completed with shops for delicacies and products from Llucmajor, such as honey, herbs, sheep yoghurt Son Cánaves or carob products Es Garrover. The centre of Llucmajor has everything you need for daily life. By bike or car you can reach the centre of the village in 10 - 15 minutes on paved roads.

Via the nearby motorway you can reach the attractive capital Palma or the airport in only 15-25 minutes. Despite the proximity to these two destinations, however, you live on this property in connection with nature and enjoy the peace and quiet here. The long stretch of coastline of the Llucmajor area is suitable for various sports such as sailing, fishing, diving or even hiking. Discover famous viewpoints such as the Puig de Ros, Son Verí Nou or Badia Gran. The popular and lively "Playa de Palma" is quickly reached by car. If you are more into nature: the natural beach "Es Trenc" is also quickly reached, as are the numerous small sandy bays on the south-east coast.



Front view



Wonderful mansion



Alley of palms



Wonderful winter garden...



... with space to enjoy and relax...



... and view into the nice garden



Living area with fire place...



... and access...



... to the winter garden



Huge kitchen...



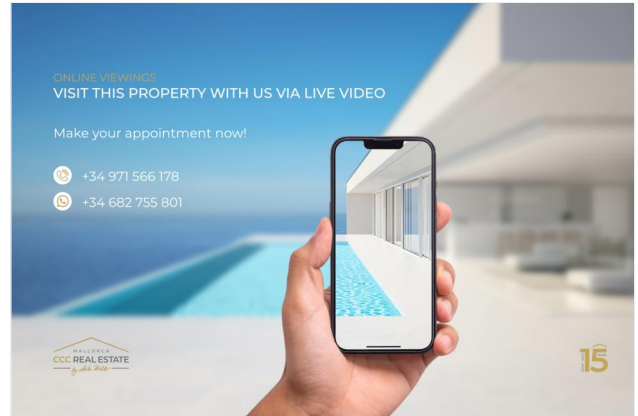
... with dining table



Stair case



Bedroom



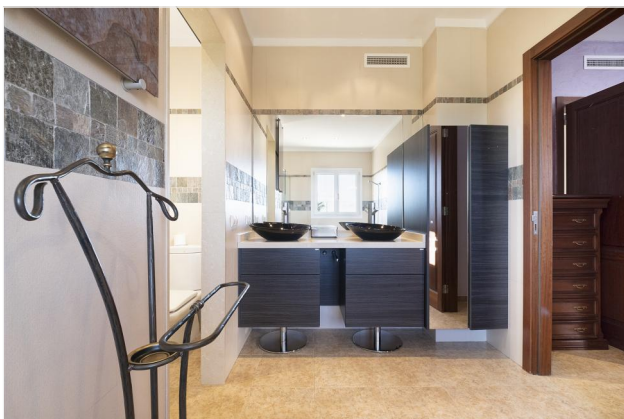
Online viewing



Master bedroom...



... with built-in wardrobe...



... and bathroom en suite...



... with shower and tub



Bright bedroom



Bathroom



Dream mansion with pool



Full view



Very well kept garden



Small garden house



Sommer kitchen at the pool



Garden impressions



View into the mountains



Own well



Entrance

ESCALA DE LA CALIFICACIÓN ENERGÉTICA		Cósumo de energía kWh/m² año	Emisiones kg CO ₂ /m² año
A	más eficiente		
B			
C			
D		92.2 D	29.0 D
E			
F			
G	ménos eficiente		