



Charming Mallorcan finca in Llucmajor, Mallorca



general:

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|--------------------------------|-----------------------|----------------------------------|-------------------------|
| object number external: | KPP07283 | Date: | 09.10.2024 |
| usage: | habitation | marketing method: | purchase |
| property: | House | construction year: | 1990 |
| place: | 07639 Lluçmajor | living space: | 100,00 m ² |
| Floor space: | 121,00 m ² | Total size of site: | 3.500,00 m ² |
| Number of Rooms: | 4,0 | Number of bedrooms: | 3,0 |
| Number of bathrooms: | 2,0 | number of parking spaces: | 2,0 |
| Condition: | well maintained | | |

prices:

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|-------------------------------|--------|------------------------|--------------|
| outside parking space: | 0,00 € | purchase price: | 375.000,00 € |
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energy certificate:

| | | | |
|---------------------|------------|--------------------------------|---------|
| expiry date: | 2032-12-23 | age group: | 2014 |
| heating YOC: | 1990 | value class: | E |
| beaconing: | electric | primary energy sources: | ELEKTRO |

contact person:

| | | | |
|--------------------|------------------|----------------|------------------------------------|
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Infrastructure:

Description:

Charming chalet-style finca near the Mallorcan town of Lluçmajor.

The practical, ground-floor layout of the 121 m² living space offers plenty of natural light in every room. A Mediterranean, open kitchen with fireplace and air conditioning h/c, a beautiful covered and closed lounge terrace, 1 master bedroom with a beautiful Moroccan corner bathtub, private WC and air conditioning h/c. 2 further bedrooms, one with private covered terrace, and a shower room. On the 3,500m² plot there are various fruit trees such as grenades, lemons and orange trees. The house has an energy certificate and has no current building law procedures, but no building inspection and therefore no valid cédula (certificate of habitability). Legalization would be possible by the new law, but the buyer would have to take over. A pool is NOT possible! The house is connected to the municipal water and electricity network. The natural beach Es Trenc, the airport and Playa Palma can be reached in 15 minutes by car. For further information please quote KPP07283. All information in this exposé was provided to us by the owner and we assume no liability for its accuracy, completeness or timeliness.

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