



KENSINGTON[®]

Finest Properties International

Finca plot with vineyard & building license near Sencelles, Mallorca

**Finca plot with building license
Con licencia de obras
Mit Baugenehmigung**



general:

object number external:	KPP07630	Date:	24.10.2024
usage:	habitation	marketing method:	purchase
property:	Plot (habitation)	place:	07140 Sencelles
available from:	Immediately	Total size of site:	33.091,00 m ²

prices:

purchase price: 840.000,00 €

energy certificate:

contact person:

name:	Kensington Palma	street:	
place:		phone:	+34 971674306
fax number:	0034971673040	Email:	palma@kensington-international.com

Infrastructure:

Description:

This lovely FINCA BUILDING PLOT with vineyard and building licence is located near SENCELLES, Mallorca. The village centre is 1.5 km and PALMA 30 MINUTES AWAY. The access is easy. The plot is flat and completely walled. It offers BEAUTIFUL VIEWS ON THE TRAMUNTANA MOUNTAINS incl. Puig Major (1445 m).

Part of the large plot (approx. 33,091 m²) is PLANTED WITH VINES and the yield is about 3000 bottles of red wine per year. Further strong points: MAINS WATER, ELECTRICITY, license for a WELL.

There is a BUILDING PERMISSION FOR A COUNTRY HOUSE WITH POOL, and construction can start on short notice. The permit is for a U-shaped finca with a large patio and traditional stone façades. Distributed over ground floor, 1st floor and basement, the house will measure approx. 433 m² (of which 108 m² in the basement) and have 8 rooms, 5 twin bedrooms and 4 bathrooms (plus 2 large spaces in the basement for free use). Various sunny and shady terraces are planned as well as a generous POOL (10 x 3.5 m). There is an old agricultural building of 42 m² on the plot - the

future GUEST HOUSE?

The vendor is an experienced developer of luxury fincas. On request, he can build the house for you.

Please ask us for further information (we have floor plans) or to arrange a viewing. We will not assume any liability for the information provided. Kensington reference: KPP07630

Location:

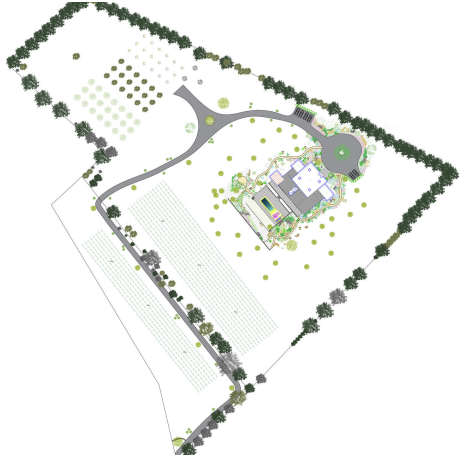
Sencelles ist eine traditionelle Gemeinde im Herzen von Mallorca, etwa 25 Kilometer nordöstlich von Palma gelegen. Mit rund 3.000 Einwohnern bietet der Ort eine authentische, ländliche Atmosphäre abseits der touristischen Küstenregionen. Sencelles hat eine reiche Geschichte, die bis in die prähistorische Zeit zurückreicht, und beherbergt historische Gebäude wie die Kirche Sant Pere aus dem 18. Jahrhundert.

Die umliegende Landschaft ist geprägt von sanften Hügeln, Weinbergen und Mandelbaumplantagen, die sich ideal für Wanderungen und Radtouren eignen. Die lokale Küche bietet typische mallorquinische Spezialitäten, und die Gemeinde ist bekannt für ihre lebendigen Feste und Traditionen. Sencelles ist ein ideales Ziel für Reisende, die das ursprüngliche Mallorca abseits der Massen erleben möchten.

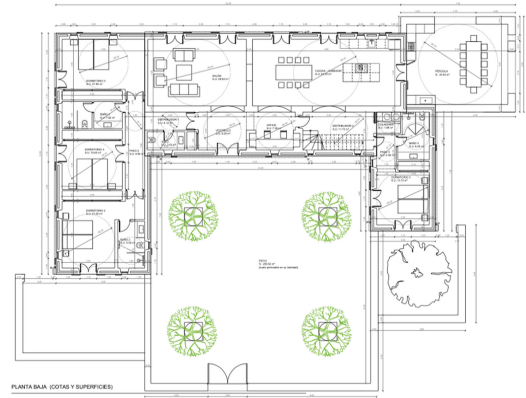
images



Situation on plot



Plan Ground floor



Plan 1st floor

