



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Renovated finca in Mediterranean style/ Rural - Llucmajor/ Mallorca



## general:

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<b>object number external:</b>	KPP07289	<b>Date:</b>	04.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2002
<b>place:</b>	07620 Lluçmajor	<b>living space:</b>	140,00 m <sup>2</sup>
<b>Floor space:</b>	180,00 m <sup>2</sup>	<b>Total size of site:</b>	14.500,00 m <sup>2</sup>
<b>Number of Rooms:</b>	4,0	<b>Number of bedrooms:</b>	3,0
<b>Number of bathrooms:</b>	2,0	<b>number of parking spaces:</b>	3,0
<b>Condition:</b>	modernized		

## prices:

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<b>outside parking space:</b>	0,00 €	<b>purchase price:</b>	799.000,00 €
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## energy certificate:

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<b>expiry date:</b>	2032-03-25	<b>age group:</b>	2014
<b>heating YOC:</b>	2002	<b>value class:</b>	E
<b>beaconing:</b>	gas	<b>primary energy sources:</b>	GAS

## contact person:

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

## Infrastructure:

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## Description:

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Up-to-date and completely RENOVED (2023), with underfloor heating, central heating (gas), air conditioning h/c in every room, solar hot water with low-consumption hot water tank, osmosis system, electric entrance gate, window fly screens, as well as all new pipes laid underground. This dreamlike finca with enviable PRIVACY and wonderful views over the green landscape, is situated on a plot of approx. 14,500m<sup>2</sup>, about half of which, with its own driveway, offers scope for FURTHER development, horse keeping or others. The interior is stylishly furnished and offers an elegant fireplace-living room with open kitchen and a dining area facing the pool and garden area. 3 light-flooded bedrooms and a bathroom. A tool shed or storage room, as well as another approx. 40m<sup>2</sup> large BUILDING with shower room are located next to the house, and could be the future guest house. Strong, wide walls, foundation of approx. 1 m, and air duct in the roof for optimum temperature. LOCATION: Quiet and TOP connected to Lluçmajor and Campos. CEDULA: Yes. Fibre optic connection: Yes. Sandy beaches are reachable in approx. 20 car-minutes. For a personal VIEW and further information please quote KPP07289. All information in this exposé has been provided to us by the owner and we do not accept any liability for its accuracy, completeness or up-to-dateness.

## Location:

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Lluçmajor is a historic town in the south of Mallorca, around 25 kilometers southeast of Palma de Mallorca. The town is the center of the municipality of the same name and is characterized by its traditional Mallorcan architecture and cultural heritage. Surrounded by fertile farmland and vineyards, Lluçmajor is known for its agricultural production. The town offers a charming old town with narrow streets, old churches and squares. Easily accessible via the MA-19 highway and the MA-15 and MA-6014 country roads, this town is an ideal base for exploring the surrounding countryside and the nearby beaches of Mallorca's south coast.

## images

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