



**KENSINGTON**<sup>®</sup>

Finest Properties International

## Renovated village house with sunny terraces in Porreres, Mallorca



## general:

---

<b>object number external:</b>	KMSL07445	<b>as from:</b>	23.02.2025
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2000
<b>place:</b>	07260 Porreres	<b>available from:</b>	Immediately
<b>living space:</b>	163,00 m <sup>2</sup>	<b>Floor space:</b>	231,00 m <sup>2</sup>
<b>Total size of site:</b>	124,00 m <sup>2</sup>	<b>Number of Rooms:</b>	6,0
<b>Number of bedrooms:</b>	4,0	<b>Number of bathrooms:</b>	2,0
<b>Condition:</b>	part / full renovated		

## prices:

---

**purchase price:** 540.000,00 €

## energy certificate:

---

<b>expiry date:</b>	2027-07-05	<b>age group:</b>	2014
<b>value class:</b>	E	<b>beaconing:</b>	electric, wood

## contact person:

---

<b>company:</b>	Sunny Side of Life, S.L.	<b>name:</b>	Oliver Gläser
<b>street:</b>	Ronda de Migjorn 76	<b>place:</b>	07620 Lluçmajor
<b>phone:</b>	+34 971 674 306	<b>Email:</b>	oliver.glaeser@kensington-international.com

## Infrastructure:

---



## Description:

---

For sale is a charming village house in a quiet location in the center of picturesque Porreres, just a few steps from the village square.

The house is in a very well-kept condition and is equipped to a high standard. Historic elements have been combined with modern design.

The entire furnishings, including fitted kitchen, kitchen appliances, crockery etc. are included in the purchase price.

The property covers approx. 124 m<sup>2</sup> and has a southwest-facing terrace. The living space is approx. 163 m<sup>2</sup>, spread over three floors with a total of six rooms - including four bright bedrooms and two modern bathrooms. A further bathroom would be optional.

Additional storage space is provided by a small bodega and an 8 m<sup>2</sup> cellar. The total usable area is approx. 231 m<sup>2</sup>.

Inside, elegant parquet flooring and stylish tiled floors harmonize perfectly. A fireplace in the living room provides cozy warmth. In front of the living area is a cozy PATIO (36m<sup>2</sup>) with BBQ. There are also 2 SUNNY TERRACES (1st floor 10m<sup>2</sup>, 2nd floor 16m<sup>2</sup>).

Layout of the house:

- on the ground floor entrance hall with cross vault, living/dining area with office corner, semi-separate kitchen, 1 bathroom with shower;
- on the 1st floor 3 bedrooms, 1 bathroom, utility room (suitable as 3rd bathroom);
- on the 2nd floor 1 bedroom, also cellar (8m<sup>2</sup>).

The house is connected to electricity and mains water. There are also two cisterns.

There are public parking spaces nearby. In addition, garage spaces are regularly offered for sale or rent in the immediate vicinity.

## Location:

---

Porreres is an idyllic village in the heart of the island with a weekly market, diverse gastronomy and numerous stores. Palma and the beaches of the east coast can be reached in approx. 30 minutes. The village is surrounded by rolling hills, vineyards and fertile fields. Known for its agricultural production, especially wine and fruit, Porreres offers a relaxed atmosphere with traditional Mallorcan architecture, narrow streets and historic buildings such as the parish church of Nuestra Señora de la Consolación. The town's location allows easy access via the MA-5020 and MA-5030 roads and offers locals a quiet way of life away from the tourist centers.

Enjoy all the benefits of Mallorca and its unique natural environment...

Mallorca is a paradise for those who want to enjoy a life in harmony with nature and the magic of the Mediterranean lifestyle.

In the countryside with complete privacy and yet close to the sea. The south of Mallorca offers a well-functioning infrastructure all year round, a rich cultural offer, beautiful weekly markets, upscale gastronomy and many possibilities for hobbies, sports and leisure as well as the proximity to the most beautiful sandy beaches and magnificent bays of the Mediterranean with crystal clear, turquoise blue water.

The Kingdom of Spain is a social and democratic constitutional state - Mallorca offers excellent medical care, a high level of culture, beautiful nature and a pleasant climate. The year-round favorable flight connections with short flight times within Europe are also advantageous.

## Equipment description:

---

- Furnished with all furniture and cupboards
- Fully equipped kitchen with electrical appliances, cutlery, glasses, pots and dishes
- Flooring made of high-quality tiles and parquet
- Cozy fireplace in the living area
- Modern bathroom with shower and bathtub
- Two air conditioning units with hot/cold function for a pleasant indoor climate all year round
- Aluminum windows with double glazing for optimal thermal insulation
- Energy-efficient electric heating with low energy consumption
- Cable satellite TV connection available
- Partial basement for additional storage space
- Inviting terrace and balcony for relaxing outdoors
- Cozy BBQ area in the patio
- Pre-installation for a hot tub in the patio

## Other information:

---

Please understand that all information provided here is based on information provided to us by third parties. We therefore cannot guarantee that it is correct, complete or up to date. Subject to prior sale, price changes and errors. The floor space and furnishing details contained in this exposé are for non-binding orientation purposes only.

Contact us at any time for further information or a viewing appointment - we look forward to assisting you in your property search and advising you on buying or selling.

Please find this and other attractive properties on the homepage at <https://www.kensington-llucmajor.com>

images

---















