

Buger

Reference 117602



## Modern finca with pool and touristic rental licence quietly-located near to Buger

constructed area:	561 m <sup>2</sup>	swimming pool:	✓
plot area:	19.835 m <sup>2</sup>	energy certificate:	in process
bedrooms:	5		
bathrooms:	4		
sea view:	-	<b>price:</b>	<b>€ 2,500,000.-</b>

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### Details:

Situated in the midst of Buger's idyllic countryside this finca stands on a plot of land studded with orange trees. It offers absolute tranquility, is easily accessed via a neighbouring road, and is only a few minutes drive from the villages of Buger, Campanet and Sa Pobra.

Constructed in 2012 by a Mallorcan star-architect it has dimensions which under today's regulations are no longer possible. The main entrance on the north side leads into a reception lobby, and the ground floor has a living space of approx. 320 sqm distributed over an imposing, light-flooded living area with high ceilings and a fireplace, a large modern kitchen with dining area, the laundry room, a guest WC, and a practical double bedroom with walk-in wardrobe and en-suite bathroom. Both the kitchen and the living room have access to a south-facing sun terrace with bbq zone, only a few metres from the saltwater pool. The pool has an unbelievable size of 85 sqm and has sun all day long.

From the reception hall stairs lead to the upper floor with a further 160 sqm of living space which houses a lounge area, 4 double bedrooms, and 3 bathrooms, 2 of which are en suite. Two sun terraces on opposing sides of the house provide wonderful panoramic views of the surrounding countryside.

Heating is by means of centralised air conditioning with supplementary electric radiators in the living areas.

This exceptional property also has a touristic rental licence for up to 12 persons, making it even more interesting as an investment object.

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### Location & surrounding area:

The North of Mallorca also offers a wide selection of charming areas, particularly inland. It has many pretty, yet typical small Mallorcan villages such as Campanet, Buger, Muro or Santa Margarita, which each offer a first hand experience of authentic island life and a taste of the original culture of this enchanting Mediterranean island as well as boasting their own unique characters. There are several alternatives to Pollensa or Alcudia if you want to look for a romantic town house or a secluded country house that's close to the beach. Especially Campanet and Buger each with immediate access to the 2006 created motorway between Palma-Alcudia, provide a further advantage in that it only takes 25 minutes to reach Palma by car.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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