

# Binissalem

Reference 121836



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Magnificent finca with views of the Tramuntana and stables in Binissalem

constructed area:	350 m <sup>2</sup>	swimming pool:	✓
plot area:	20.886 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	3		
sea view:	-	<b>long term rental*:</b>	<b>€ 3,500.-</b>



\* Agency fee: 1.7 monthly rent plus 21% VAT  
Monthly rental fee - Rentals with contract period of minimum six months.

# Binissalem

## Reference 121836



### Details:

This magnificent 2015 renovated light-flooded finca is characterized by its unique views of the Tramuntana mountains, the quiet location and the perfect equipment of house, pool and garden.

The constructed area is approx. 350 sqm spread over 2 levels, and the fenced plot has approx. 20,800 sqm. Daily finca life, however, takes place on the ground floor and in the outdoor areas as the first floor houses only the spacious master bedroom with bathroom en suite.

The living space is distributed over 4 bedrooms, 3 bathrooms, 2 of which are en suite, 2 guest WCs, a dressing room, the large living room, a fully equipped light-flooded kitchen, a stunning winter garden and a housekeeping room, and there are 2 garages which are directly connected with the kitchen. In order to be able to optimally adjust the room climate at all times each bedroom, the living area and the kitchen have both, radiadores and air conditioning. The enormous incidence of light through the large windows and doors has also been particularly successful.

The outside area consists of the 5 x 10 meter pool with its own equipment room which also provides additional storage space, a neat garden with lawn and automatic irrigation, a large covered terrace with access to the living room and a separate building with an office and the house technology.

Further equipment features are: energy certificate B, manege, well-kept stables, automatic gate, double garage connected to the kitchen, carport, cellar for the pipes under the whole house, oil fired central heating, highest-standard house technology, outdoor lighting with separate circuits, outside shower area hot and cold water, own water source, solar heating for hot water, wooden flooring, high-quality built-in wooden elements and built-in cupboards.

# Binissalem

## Reference 121836



### Location & surrounding area:

Binissalem received its name in the Moorish time, before King Jaume I conquered Majorca in 1229. It is situated picturesquely in front of the Tramuntana mountains and has approx. 5000 inhabitants. As in many other Majorcan villages you can see the church already from far. It is famous for its large wine-growing areas and a lovely red wine is exported to whole Europe. In autumn popular grape harvest festivals get celebrated.

**Binissalem**  
Reference 121836



Garden and pool area



Sunny pool area



View of the livign area



Alternative view of the livign area



Bright dining area with panoramic windows



Kitchen with cooking island

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.

**Binissalem**  
Reference 121836



One of 4 bedrooms



One of 4 bedrooms



Bathroom with bathtub



Second bathroom



Hobby room



Exterior view

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.

**Binissalem**  
Reference 121836



Pool area with a view



View of the garden



Spacious access to the finca



Paddock



Paddock with mountain views

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>	31,80	8,70
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b>		

Energy certificate

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.