

# Sencelles

Reference 115727



Finca with touristic rental licence, its own vineyard, and the possibility to build a second house in Sencelles

constructed area:	338 m <sup>2</sup>	energy certificate:	in process
plot area:	43.616 m <sup>2</sup>		
bedrooms:	6		
bathrooms:	5		
sea view:	-	<b>price:</b>	<b>€ 1,800,000.-</b>



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### Details:

This property consists of 2 adjoining fincas with a total area of 43.616 sqm. It is quietly situated between Sencelles and Inca and has good road connections.

With a living area of around 260 sqm the main house has 6 rooms distributed over 2 levels. The entrance area leads into the dining area and the kitchen which has its own terrace access. Here is also the large living area and 2 double bedrooms, one of which has an en-suite bathroom.

On the upper floor are 2 further bedrooms, a bathroom and a large living room with ample windows and lovely views.

In the exterior area are a number of open and covered terraces, an outside kitchen and the pool area with an approx. 74 sqm, oval pool.

On the land there is also a vineyard of 3.8 hectares planted with Merlot, Cabernet and Manto negro grapes, the basis every year for excellent wines. On the plot is also a half-finished bodega-building where the owners can produce their own wine. Alternatively, the vineyard can be maintained by neighbouring winemakers and the owners then receive a part of the yield without any work required.

The house also has a touristic rental licence for 8 persons.

On the land there is also the possibility to construct a further building.

Apart from wine-making this exceptional property would also be ideal for keeping horses.

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### Location & surrounding area:

Sencelles is a large community in the wine-growing area of Majorca. The village offers wonderful views to the Tramuntana mountains. Inca, the third largest town in Majorca, is 8 minutes drive away and Palma centre is 20 minutes.



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Beautiful, idyllic pool area



Finca in the middle of wine grapes



Lower living area



Cozy fire place of the living area



Rustic kitchen



Dining area with stone wall and wooden beams

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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Upper living area of the finca



One of 6 bedrooms



One of 6 bedrooms



One of 5 bathrooms



One of 5 bathrooms



Covered dining area

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Very private pool area



Exterior view and enchanting garden



View to the finca and the Tramuntana mountains

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