

Llucmajor  
Reference 116660



## Modern, renovated village house with a small garden in Llucmajor

constructed area:	151 m <sup>2</sup>	energy certificate:	e
plot area:	130 m <sup>2</sup>		
bedrooms:	3		
bathrooms:	2		
sea view:	-	<b>price:</b>	<b>€ 385,000.-</b>



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### Details:

This traditional Mallorcan village house, built in 1892, has been renovated over the past years and brought up to modern standards and now presents a successful combination of contemporary design and Mediterranean charm. The lovely property is situated only a few steps from the rustic town centre of Llucmajor and is ideal both as a holiday home or a permanent domicile.

Entry is via the charming, Mallorcan-style entrance area on the ground floor which leads into the air conditioned living area, the open kitchen fitted with all necessary appliances and adjoining dining area, a sleeping area which could also be used as an office, and a bathroom. On the 130 sqm plot there is also a small garden with a very pleasant patio.

The upper floor can be reached from both an inside staircase and via external stairs which lead from the patio. Here there are 2 further bedrooms and an approx. 20 sqm west-facing sun terrace offering beautiful views over the roofs of Llucmajor.

Numerous bars and local restaurants are all close by, and the island capital of Palma and the airport can be reached by car within 15 minutes. The wonderful beaches of S'Arenal and Es Trenc are both only 17 kms away.

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### Location & surrounding area:

In terms of surface area, Llucmajor is the largest municipal county on the island of Majorca and is located in the south. Its population amounts to 20,000 inhabitants.

The small city includes 4 supermarkets, some well loved cafés and tapa-bars, and even a thrice-weekly fruit and vegetable market, taking place in the very recently renovated town centre, with its Plaza de España and the second largest church on the island.

The picturesque hill-location of Randa on the mountain of the same name, which is the most elevated point in the island's centre, houses three sanctuaries, and is located slightly north of the town. Llucmajor has developed into an economic and popular residential location, due to the new motor-way connection to Palma. The Marriott Son Antem Golf Resort and Spa, and nearby yacht clubs make Llucmajor an interesting and central location for planning pass-times and excursions.

The Es Trenc natural beach, one of the nicest on the island and with a Caribbean similarity, lies just 15 car minutes from Llucmajor.

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Cozy living area



Modern and fully fitted kitchen



One of 2 double bedrooms



Bedroom with direct terrace access



Modern bathroom with bathtub



Corridor with authentic stone arch

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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Lovely patio with small garden



Large terrace on the upper floor



Exterior view of the town house



Energy certificate

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