

## Cala Llobards

Reference 077949



Mediterranean villa with great potential on the first sea line within walking distance to the beach of Cala Llobards

constructed area:	153 m <sup>2</sup>	swimming pool:	-
plot area:	400 m <sup>2</sup>	energy certificate:	in process
bedrooms:	3		
bathrooms:	2		
sea view:	✓	<b>price:</b>	<b>€ 1,290,000.-</b>



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### Details:

This Mediterranean villa, built in 1983, is tranquilly situated on the first line of the sea. It stands on a landscaped, low-maintenance plot of approx. 400 sqm with Mediterranean vegetation, within walking distance from the beach in Cala Llombards. It offers you a unique opportunity to acquire a jewel of a property requiring renovation, in one of the island's most desirable regions, and to redesign it according to your own ideas and desires.

The ground floor is distributed over a central dining area merging seamlessly into the living area and the separate kitchen. A fireplace forms the heart of the living room, ensuring cosy evenings and a pleasant atmosphere during the cooler times of the year. A covered terrace which is used as a wintergarden expands the living space and presents a lovely retreat, and also has a barbecue area. Also on this level are 2 double bedrooms and a bathroom.

A staircase leads to the upper floor with the master bedroom with en-suite bathroom, and a large roof terrace from where breathtaking views of the sea and the mountains can be enjoyed - the perfect place to create a lovely chill-out area.

Further features include a practical garage.

Do not miss the opportunity to live in an idyllic Mediterranean location, creating the perfect symbiosis of traditional charm and modern lifestyle. This property promises irresistible potential to become your dream home.

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### Location & surrounding area:

The picturesque Cala Llombards is situated in the south of Majorca, close to Santanyí and the village of Llombards. You will also find the beaches Mondragó and Figuera very close, whereas Cala Llombards is the quietest of them, and one of the most beautiful beaches of the island. The village breathes peaceful tranquillity. To reach Santanyí you need about 5 minutes, there are the best shopping possibilities.



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Villa



Surroundings



Garden



Villa with sea views



Living area



Dining area

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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Kitchen



Bedroom



Bedroom



Bathroom



Bathroom



Mediterran sea views

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Terrace



Balcony



Villa



Views to the villa

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