

Esporles

Reference 115378



PORTA MALLORQUINA®

Your home. Our passion.

## Modern villa with beautiful panoramic views in Esporles

constructed area:	152 m <sup>2</sup>	energy certificate:	c
plot area:	1.922 m <sup>2</sup>		
bedrooms:	2		
bathrooms:	2		
sea view:	✓	<b>price:</b>	<b>€ 579,000.-</b>



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### Details:

This exceptional villa is situated only a few metres from the village of Esporles, high up in the mountains and presenting wonderful sweeping panoramic views.

The lovely house is characterised by a modern room distribution with open, light-flooded rooms. A spacious living room with a wood-burning oven and open kitchen accesses an approx. 150 sqm terrace offering spectacular views. Two double bedrooms and 3 fully-equipped bathrooms, one of which is en suite, complete the living-space distribution.

Modernised in 2014, the property has diverse technological advantages including underfloor heating driven by an aerothermal energy system, solar energy support for warm water, high-quality double-glazed windows, Carrara-marble floors, sat-TV, a rain shower, hydro-massage bathtub, and fitted wardrobes.

From the terrace there is access to the upper sun-terrace which is a viewing point from where the exceptionally beautiful surrounding views can be enjoyed to the full.

The exterior of this beautiful property is completed by numerous holm-oak trees, and a very well-maintained garden with automatic irrigation and diverse plants and vegetables.

There is also parking for up to 3 vehicles.

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### Location & surrounding area:

Esporles is situated in the mountains of the Tramuntana and has about 4.000 inhabitants, not far away from Palma, Valldemosa and Banyalbufar on the west coast. In earlier times the textile industry was an important element of the economy, today it is more agriculture and stock-farming and of course tourism. A walk through the village is always worthwhile.



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Dreamlike panoramic views



Exterior view and outdoor area



Living and dining area with terrace access



Bright living area



Open plan living, dining and kitchen area



Modern, fully equipped kitchen

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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One of 2 bedrooms



Open bathroom en suite



Bedroom and office



One of 2 bathrooms



Lovely terrace with mountain views



Large roof terrace

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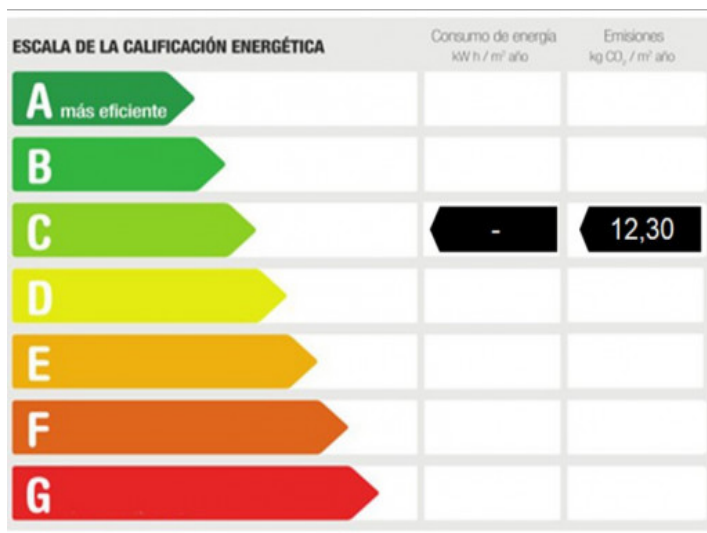
Terrace with mountains in the back



Impressive sweeping views



Fantastic view over the Serra de Tramuntana



Energy certificate

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