Binissalem
Reference 121836

PORTA MALLORQUINA®
Your home. Our passion.

Magnificent finca with views of the Tramuntana and stables in Binissalem

constructed area:	350 m²	swimming pool:	✓
plot area:	20.886 m²	energy certificate:	in process
bedrooms:	4		
bathrooms:	3		
sea view:	-	**long term rental*:**	**€ 3,500.-**

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

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MUNICH
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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, radiatores 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 equimpent 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.

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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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.

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Garden and pool ara

Sunny pool area

View of the livign area

Alternative view of the livign area

Bright dining area with panoramic windows

Kitchen with cooking island

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One of 4 bedrooms

One of 4 bedrooms

Bathroom with bathtub

Second bathroom

Hobby room

Exterior view

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Pool area with a view

View of the garden

Spacious access to the finca

Paddock

Paddock with mountain views

Energy certificate

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