



Ref. 30403

**Beautiful and cozy villa with sea views and garden**  
**Santa Ponsa - Port Adriano, Calvia - Southwest**

**Price: € 760.000**

Living area: 260m<sup>2</sup>  
Plot: 800m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2

Energy Certificate: In Progress



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South facing.

The property is located just 20 minutes southwest of Palma, close to small beaches and 3 minutes from Santa Ponsa with its shopping facilities, restaurants, cafes and large sandy beach.

The net living area of 150 m2 plus terraces is distributed over 2 floors.

Ground floor: living room with fireplace, dining room, kitchen with utility room, 1 study room, 1 guest cloak room, open and covered terraces.

First floor: 1 master suite with bathroom en suite and dressing room, 2 further bedrooms and 1 bathroom, balcony and terrace.

Good building quality and facilities: oil central heating, double-glazed windows and infinity pool. It is possible to add an upstairs apartment of approximately 40 m2.

The beautiful flat garden is ideal for small families, very quiet residential area.

Carport for 2 vehicles. Good and fast access to the motorway.

### Features

Sea View, Private pool, Close to schools, Child friendly, Good road access, Tiled floors, Investment property, Covered terraces, Open terraces, BBQ, Central heating, AC hot/cold, Garage, Modern style, Needs refurbishment, Mint condition, Summer kitchen, Air conditioning

### Distances

Can walk to beach, More than 30 minutes drive to airport, 20 - 30 minutes drive to Palma

### Disclaimer

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# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE

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