



Ref. 92166

## Charming Mediterranean house in a gated community Santa Ponsa - Port Adriano, Calvia - Southwest

Price: € 645.000

Living area: 135m<sup>2</sup>  
Plot: 400m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 2

Energy Certificate: In Progress



## Ref. 92166

The living area of 135m<sup>2</sup> plus garden and terraces is distributed over 2 floors.

Ground floor: Entrance hall, large light filled reception room with open fire place, dining area, modern kitchen, guest cloaks room.

First floor: Master bedroom suite with dressing area, and bathroom. Two double bedrooms with a family shower room.

The villa is presented in excellent condition and has been substantially up dated. Terracotta floors, ducted hot and cold air conditioning, electric radiators, adsl, exposed timber beams, tall ceilings, modern fully equipped kitchen.

The front garden is spacious and has mature planting, large terrace, direct gate access to a fabulous community swimming pool, entered through a front court yard garden, a large separate garage and an off street parking area. Easy access to the golf course and close to country club.

### Features

Golf course view, Community pool, Community garden, Privacy, Close to schools, Child friendly, Fireplace, Good road access, Tiled floors, Golf property, Gated community, Private garden, Covered terraces, Open terraces, Underfloor heating, AC hot/cold, Garage, Parking, Golf frontline, Mint condition, Mediterranean style

### Distances

More than 30 minutes drive to airport, 20 - 30 minutes drive to Palma

### Disclaimer

All information provided here is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.





# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE

Ref. 92166

