



Ref. 94350

**Italian style villa recently renovated close to Palma with picturesque views**

**Genova - San Agustin, Palma**

**Price: € 5.700.000**

Living area: 621m<sup>2</sup>  
Plot: 2.400m<sup>2</sup>  
Bedrooms: 7  
Bathrooms: 4

Energy Certificate: In Progress



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The net living area of 621 m<sup>2</sup> plus large terraces of 600 m<sup>2</sup> is distributed over one main house and several independent guest areas.

Main house:

Ground floor: large entrance hall, living room with dining area, kitchen, utility room, TV room with fireplace, 1 bedroom with bathroom and dressing room en suite, 1 further bedroom with bathroom en suite, 1 guest cloak room. Direct access to the main terrace with swimming pool and gorgeous views.

Staircase leading up to an ample gallery of 70 m<sup>2</sup>, currently used as an open study room.

First floor: 2 bedrooms, each with bathroom en suite and 1 further separate bedroom.

Small annex at the garden level with 2 independent guest suites.

Very good build quality and equipment: alarm and security system with video, air conditioning hot / cold, double glazed wooden windows, parquet floors, pre-installed solar system, own water well, WiFi. Handmade and customized furniture imported from Italy.

The property will be sold fully furnished.

Beautiful garden with lots of mature trees, open and covered terraces, swimming pool.

Parking for 10 cars.

## Features

Mountain view, Private pool, TV room, Child friendly, Fireplace, Good road access, Various terraces, Solar panels, Private garden, Covered terraces, Open terraces, AC hot/cold, Parking, Own water well

## Distances

20 - 30 minutes drive to airport, 10 - 20 minutes drive to Palma

## Disclaimer

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# MALLORCA GOLD

REAL ESTATE *by* DANIEL WASCHKE

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