



## Finca for sale in Calvia

Location:	Calvia
Year of construction:	2001
Plot:	33.000 m <sup>2</sup>
Living space:	360 m <sup>2</sup>
Bedrooms:	5
Bathrooms:	5
Energy Rating:	in process
Price:	7.250.000 €

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### Finca for sale in Calvia

Calvia is a large municipality in the southwest of Mallorca with year-round amenities. Popular beaches, sports facilities, supermarkets, marinas, and golf courses are just a few minutes' drive away. This beautiful, quietly located finca was built in 2001 on a plot of approximately 33,000 m<sup>2</sup>. With approximately 500 m<sup>2</sup> of constructed area, this property offers a large entrance hall with a desk, a guest toilet, a living-dining room with two fireplaces, a fitted kitchen, a utility room, two bedrooms, each with an en-suite bathroom and private terrace, and a garage with space for three cars. The first floor, measuring approximately 100 m<sup>2</sup>, features a master bedroom with a walk-in closet and en-suite bathroom, and another bedroom with an en-suite bathroom. Both bedrooms have access to a terrace from which you can enjoy the magnificent views of the landscape. The finca, built in typical Mallorcan style, was constructed using traditional materials such as wooden beams on the ceilings, Marés stone arches, terracotta tiles, natural stone walls, carved doors, and hardwood windows. Features include air conditioning, four fireplaces (one of which is pre-installed), and electric underfloor heating, including in the garage. A sheltered courtyard invites guests to relax. A separate 35m<sup>2</sup> guest house with a living/dining room, small kitchen, bathroom, and sleeping area on a gallery is also available to guests. Outside, there is also a carport. The well-maintained Mediterranean garden area, with a vegetable garden, grapevines (approx. 150 bottles of red wine), olive trees (approx. 300 liters of olive oil per year), and various fruit trees, can be irrigated with water from a deep well and rainwater. A water cistern with a capacity of approximately 220,000 liters is also available. A second 30,000-liter cistern stores water for domestic use. This fantastic property is rounded out by a volleyball court and a 75-square-meter pool (salt electrolysis system) surrounded by sunbathing terrace.

No commission for the buyer.

Mistakes and intermediate sales reserved.

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