



## Finca with 4 bedrooms and pool in Calvia for sale

Location:	Calvia
Year of construction:	2002
Plot:	2.941 m <sup>2</sup>
Living space:	312 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Energy Rating:	in process
Price:	2.500.000 €

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Calvia is the largest municipality in the southwest of Mallorca. It is only a 10-minute drive to Palma. There are supermarkets, beaches, restaurants, marinas and golf courses in the immediate vicinity. The finca was built in 2002 on a 2,940m<sup>2</sup> plot. The approximately 312m<sup>2</sup> living space is spread over 2 floors. On the ground floor there is a living-dining room, a kitchen with a cooking island, 2 bedrooms and 1 bathroom. On the 1st floor there is a master bedroom with bathroom en suite. The equipment also includes air conditioning h/c, fireplace, light floor tiles, double-glazed windows, photovoltaic system, electric charger for electric cars and a pool with salt electrolysis. The separate guest house (approx. 35m<sup>2</sup>) has a bedroom with shower and toilet. Furniture pickup is negotiable. The application for a "Cedula de Habitabilitat" has been submitted. The finca was inspected by the building authority of the municipality of Calvia in April 2024 and there were no "infracciones urbanísticas" (structural violations). All informations in this publication are based solely on the information provided to us by our client / seller. We, Finest Properties Mallorca S.L., can therefore not guarantee the completeness, correctness and actuality of this information. The prices indicated do not include additional costs that the buyers have to pay such as taxes, notary fees, gestoria fees and land registry fees. A possible intermediate sale is reserved

No commission for the buyer.

Mistakes and intermediate sales reserved.

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