



UNITED MALLORCA

REAL ESTATE



STATELY MANSION NEAR GOLF COURSES IN NOVA SANTA PONSÀ

Price on application		Reference No.:	101254
Rental Price:	€ 0	Term:	
Area:	Southwest	Location:	Santa Ponsa
Property type:	Villas/Fincas/Houses	Year of construction:	1999
View:	Mountains	Front line Properties:	No
Plot size:	1025 m²	Heating:	Air conditioning h/c
Constructed area:	450 m²	Air conditioning:	Yes
Terrace:	95 m²	Parking:	Double garage
Bedrooms:	4	Pool:	Yes
Bathrooms:	3	Furnishing:	Unfurnished

PROPERTY DESCRIPTION

In a villa residential area, this west facing mansion, built in 1999 with high quality materials by the owner, is situated on a plot of approx. 1.024 m². Nearby there are some golf courses, a pharmacy and a bus stop are in only 5 and a small bay 15 minutes' walk away.

The constructed area of 450 m², including covered terraces of approx. 95 m², contains on the main living area on the first floor, a spacious living-dining room with fireplace, fitted kitchen with hatch, master bedroom with balcony and second double bedroom, both with dressing room and bathroom in suite, guest toilet and a storage room. On the second floor is the office with access to a terrace with fantastic panoramic views. And from the covered terrace in front of the living room a staircase leads down to the garden.

The ground floor offers another living room (or bedroom) with access to a covered terrace, a bathroom with shower and a large bedroom with separate entrance through a covered terrace. In addition, there is a utility room, workshop, technical room and a double garage. In the very well-kept garden there is a barbecue, salt water pool (Salt water system) with uncovered terrace and an outdoor shower (hot/cold).

Further features: integrated air conditioning hot/cold, underfloor heating in two bathrooms, PVC windows and doors with double glazing, everywhere fly screens, electric shutters, aluminum blinds, large safe, alarm system, video intercom, TV via satellite, awnings, music system throughout the house, electric access gate and garage door, as well as automatic irrigation system.

- Subject to errors, changes, or withdrawal without prior notice. The Exposé is for guidance only. The only legal

basis is the notarized sales contract.

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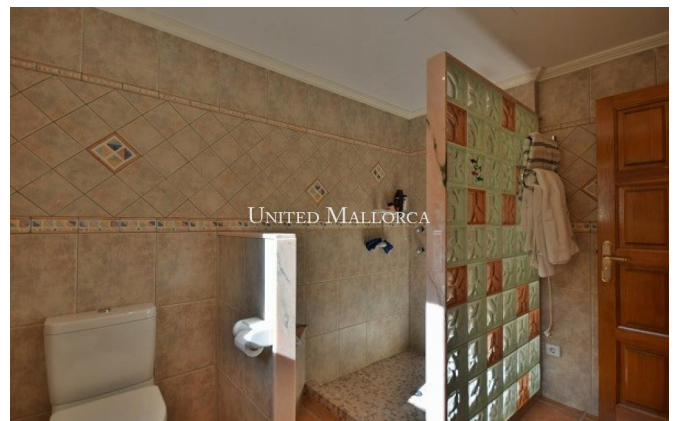
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