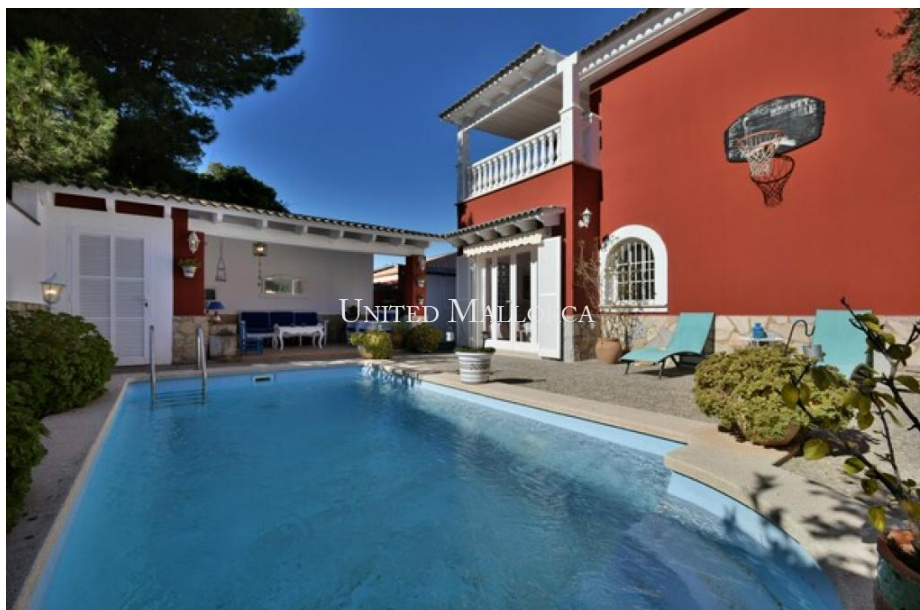




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REAL ESTATE



MEDITERRANEAN VILLA IN EL TORO NEAR THE BEACH AND MARINA

Price on application		Reference No.:	101266
Rental Price:	€ 0	Term:	
Area:	Southwest	Location:	El Toro
Property type:	Villas/Fincas/Houses	Year of construction:	1977
View:	Garden	Front line Properties:	No
Plot size:	530 m²	Heating:	Central
Constructed area:	215 m²	Air conditioning:	No
Terrace:	0 m²	Parking:	Private
Bedrooms:	5	Pool:	Yes
Bathrooms:	3	Furnishing:	Unfurnished

PROPERTY DESCRIPTION

This well maintained south facing house, with a plot of around 530 m², is located in a popular coastal residential area in the municipality of Calvia. Renovated in 2003, the villa is within walking distance of the bus stop, supermarket, bakery, butcher, hairdresser, international restaurants and shops, as well as the luxury port of Port Adriano with its fine restaurants, exclusive boutiques and sandy beach.

The ground floor, with a constructed area of approx. 155 m², has a hallway, living-dining room with fireplace, spacious kitchen, bedroom with shower room en suite, another 2 bedrooms (currently used as office and second living room), one Bathroom and a pantry. Almost all rooms have access to the garden or the pool terrace. On the first floor of about 60 m² of constructed area there is a hall, the master bedroom, another bedroom, both with access to a terrace of an additional 15 m² approx., a bathroom, a small storage room and another terrace.

The lovingly landscaped garden offers different possibilities of stay; from a covered seating area at the about 30 m² large swimming pool to a reading corner protected by a lemon tree. And in the evening this enchants with its installed exterior lighting.

Further features: gas central heating, partially aluminum windows with double glazing, shutters made of aluminum, ceiling fans, fitted wardrobes, intercom, alarm system, telephone and internet connection, 2 awnings, storage room, automatic garden irrigation system, parking spaces and electric access gate.

- Subject to errors, changes, or withdrawal without prior notice. The expose is for guidance only. The only legal basis is the notarized sales contract -



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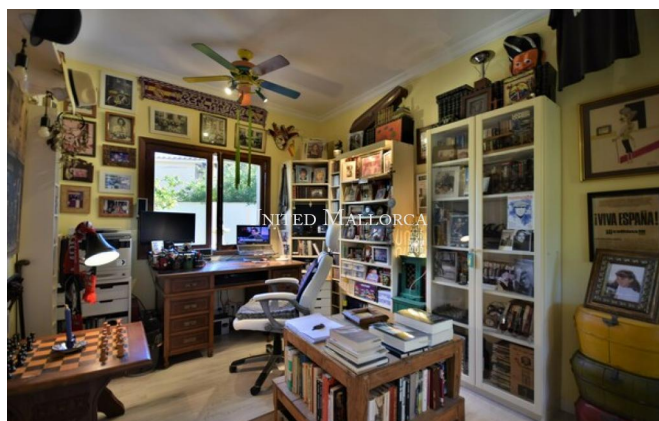
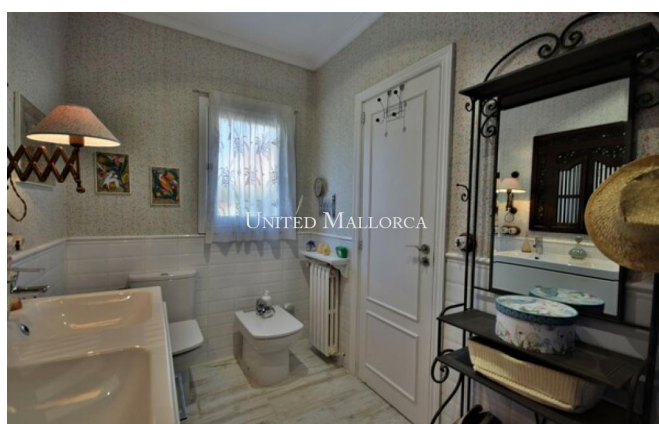
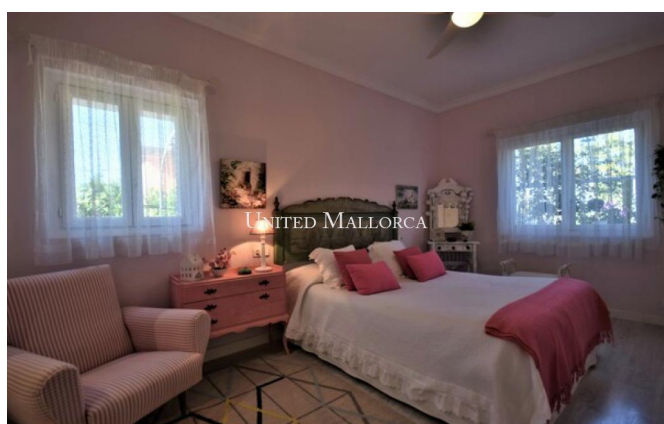
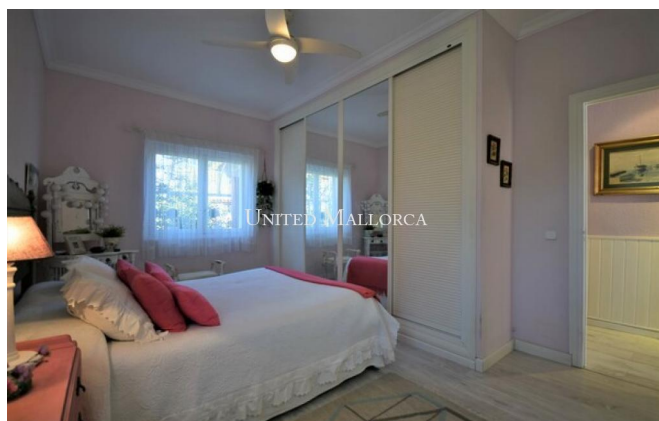
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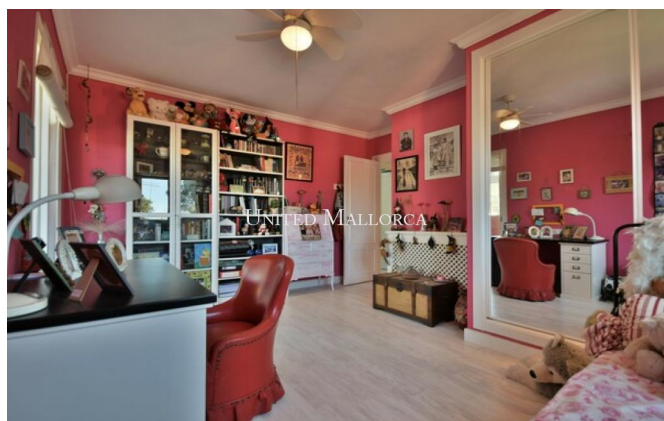
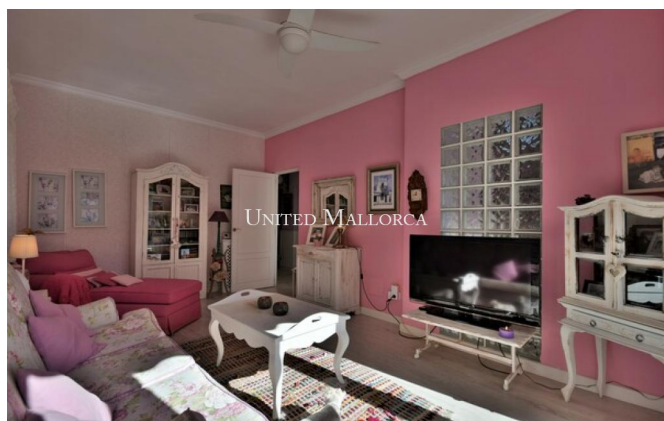
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