

Sa Cabaneta - Portol - Puntiro

Объект № 121283



PORTA MALLORQUINA®

Your home. Our passion.

## Historic finca-property with sea views near Palma

жилая площадь:	1.069 m <sup>2</sup>	бассейн:	-
участок:	40.753 m <sup>2</sup>	Энергетическая	e
спальни:	8	сертификация:	
санузел:	2		
вид на море:	-	<b>цена:</b>	<b>€ 1.990.000,-</b>



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### Описание объекта:

Historic finca property with panoramic views in Puntiró.

This beautiful old finca property, nestled in the tranquil hilly landscape of Puntiró just behind Palma, is a gem with various expansion and conversion possibilities for private or commercial projects, such as finca hotel, agroturismo or similar.

The entrance gate leads through a classic round arch into the lovingly designed, planted, and private courtyard, from which one has access to all adjacent building parts.

The property, in the style of a quadrangular courtyard, is divided into 2 separate residential units, opposite each other, ready for occupancy.

The side wing of the building is divided into a spacious workshop/storage area, from which one can access a separate backyard with outdoor kitchen, barbecue, wood-burning oven and old stables. On the other side extends a sensational barn area with mezzanine and exit to the garden plot.

The building, which dates back to the 19th century, holds 11 rooms in the converted living areas alone. Upstairs are 4 more unfinished rooms and an additional huge room which can be converted into even more usable / or living space.

The spacious roof terrace offers a fantastic view from the surrounding countryside to Palma.

The 40,000 sqm property has its own well and a variety of typical fruit trees such as citrus, fig, olive or almond, among others.

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### Месторасположения и окрестности:

Puntiro is a villa area which geographically belongs to the village of Portol. This wonderful little place is part of the municipality of Marratxi and is situated on a hill between the villages of Sa Cabaneta, Santa Maria del Cami and Marratxi. All its plots of land have an area of between 7.000 and 9.000 sqm and, due to its elevated location its properties enjoy fantastic sweeping views. Puntiro is also to be recommended to golfers as the golf course of the same name is only about 1 km distant. The island capital Palma and the airport are only 12 minutes drive away.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E	170.70	43.10
F		
G menos eficiente		

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