



CR&S Baleares SL



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3 Bed Villa

	Land		m2		Beds		Bath
	1400		134		3		2

€595,000

Ref: Vil-7211

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 Avenida Rey Jaime I, 90 - Local 2, 07180 Santa Ponsa, Mallorca, Illes Balears, Spain

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## Description

This substantial property has a constructed area of 134 Sq. Metres set on a plot of approx. 1.400 Sq. Metres. The main house is arranged with main entrance hall off which all the rooms are reached, to the left is a very spacious lounge dining room with feature fireplace and double aspect doors and windows, the front patio doors leading onto the covered front terrace/balcony from where there is access to the side of the property that has substantial open tiled patio area ideal for entertaining. To the same side from the hallway and effectively behind the living room there is a very large and spacious fitted kitchen with a centrally located island ideal for dining, all the domestic appliances oven, hob, extractor fridge/freezer washing machine are all integrated into the kitchen. To the rear and right of the hallway, there are 3 decent sized double bedrooms all with built-in wardrobes and the master bedroom having en-suite shower room, in addition, there is also the main family shower room. From the kitchen, there are patio doors leading onto an open terrace and good sized swimming pool with ample area terraces all around for sunbeds. From this terrace area there is a staircase leading down to the lower level which is an extensive area of hard standing that could easily accommodate 6-8 cars. Below the house and occupying approx 50% of the house footprint (Approx. 60 Sq. Metres) is a substantial storage area currently divided into three work/storage rooms and could easily be adapted into accommodation with headroom of over 3 metres, several outside aspects to create windows and doors. All in all this is a substantial property offering real value and potential to any would-be buyer!

## Energy Performance Certificate

Awaiting Rating

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