

**El Terreno**  
Объект № 120278



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Charming renovated fisherman's house with lovely terraces in Palma

жилая площадь: 145 m<sup>2</sup>  
участок: 145 m<sup>2</sup>  
спальни: 3  
санузел: 3  
вид на море: -

Энергетическая d  
сертификация:

**цена: € 795.000,-**



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## Описание объекта:

This wonderful house is situated in the flourishing district of El Terreno, in a tranquil and charismatic street close to cafes and restaurants, and only a short walk from the Swedish school, the Paseo Maritimo and the beautiful Bellver park.

A special highlight is its touristic rental licence. These licences are now no longer issued, so the existing licence promises supplementary rental income if required, and will certainly make the property more interesting for investors.

The stylish house has a constructed area of approx.145 sqm spread over 2 levels, with 2 double bedrooms and the possibility to add a third, and 2 fully-equipped bathrooms, one of which is en suite. There are also 2 beautiful sunlit terraces, one of which offers panoramic views over the Terreno district, and a pleasant inner courtyard.

Built in 1990, the property was formerly a fisherman's house and has been recently very tastefully renovated whilst taking great care to preserve its original character. Its lovely wooden ceiling beams and high ceilings assure spaciousness and brightness.

Further features include gas central heating, air conditioning, double glazed windows, and a modern, fully-equipped kitchen.

There is also the possibility to rent a parking space nearby if required.

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## Месторасположения и окрестности:

El Terreno is a neighbourhood in the Poniente district of Palma de Mallorca, and is bordered by the sea, the woods of Bellver, and the torrents of Mal Pas and S'Algo.

Upon its hills there are fantastic villas, and charming and colourful low-built houses together with modern high residential buildings with sea views. The streets are narrow and steep, and inclines of 12% are not unusual.

Right next to Terreno is the nature-protection area Bellver Park with the famous Bellver castle. Here you can take long, beautiful walks, or just enjoy the fresh air and the wonderful views of the bay of Palma. The Paseo Maritimo, which follows the sea shore, is close by and makes El Terreno also very attractive for leisure-sport enthusiasts and walkers.

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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	0.00	23.66
E		
F		
G menos eficiente		

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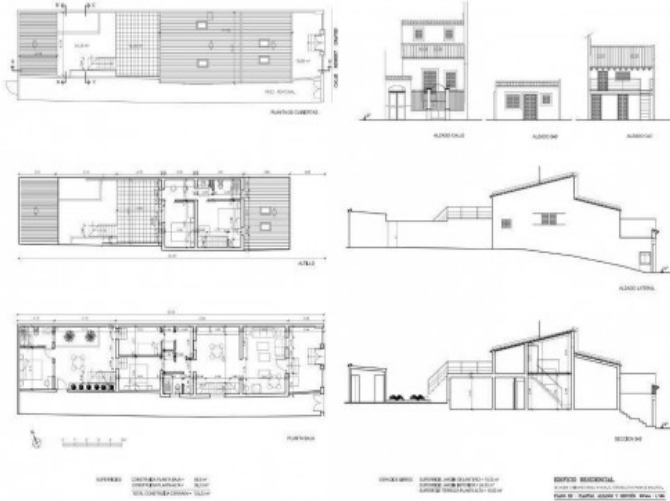
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