

Llubi

Объект № 120801



PORTA MALLORQUINA®

Your home. Our passion.

Completely-renovated village house on the outskirts of Llubi with a pool and unobstructed views of the surrounding countryside

жилая площадь:	218 m <sup>2</sup>	Энергетическая	с
участок:	257 m <sup>2</sup>	сертификация:	
спальни:	3		
санузел:	4		
вид на море:	-	<b>цена:</b>	<b>€ 1.390.000,-</b>



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## Описание объекта:

This completely-renovated and refurbished village house is situated on the outskirts of the picturesque village of Llubi, and represents an idyllic and tranquil oasis with unobstructed views of the surrounding landscape and the Tramuntana mountain range. The property successfully combines tradition with modern technology (smarthome) offering the highest level of living comfort.

Distributed over the ground level is a bedroom with en-suite bathroom, and the generous, loft-style living area where the living room, a cosy fireplace corner, the dining area and the open, high-quality kitchen blend seamlessly with each other. Large glass frontages stretch over the whole width of the house and offer spectacular views, with a sliding glass door opening on to a large covered terrace and leading into the garden with a lovely pool and sun terrace. The Mediterranean flair is perfected by an outside shower, an old lemon tree, an olive tree, and lovingly laid-out plants. At the rear of the living area is a guest WC with shower, and a further room which could be used as a sauna or storage room. Under the staircase leading to the upper floor a pantry has been cleverly integrated.

The upper floor houses 2 spacious bedrooms, each with bathroom en-suite, the rear bedroom also with a large terrace with breathtaking views of the surroundings. In all bedrooms there is a TV connection and fitted wardrobes.

Further features include a garage, heat pump driven by solar energy, underfloor heating on the ground floor, and hot/cold air conditioning throughout the house so that pleasant temperatures are assured throughout the year.

This exceptional village-house in Llubi successfully and perfectly combines modern luxury, sustainability, and traditional charm.

Take advantage of this opportunity to create your own private retreat in Mallorca, and do not hesitate to contact for further information and a private viewing!

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## Месторасположения и окрестности:

Llubi is a majorcan village situated in the centre of the Island. Due to the location of Llubi one can reach the beaches or be in the centre of Palma in 20 minutes.

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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.

PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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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	59.90	17.00
D		
E		
F		
G menos eficiente		

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