



## **Villa with stunning sea views and rental licence in quiet location**

**Ref: 1607**

Constructed area: 375 m<sup>2</sup>

Bedrooms: 3

Plot: 655 m<sup>2</sup>

Pool: 34 m<sup>2</sup>

Bathrooms: 2

Garage: yes

**Fittings:** PVC double-glazed windows, tiled floors, fireplace, central oil heating, underfloor heating in the lower floor, solar panels, pool

**Price: 1.450.000€**

**Free of commission for the buyer.**



**Description:** The villa built in 2000 offers a living/usable area of approx. 290 m<sup>2</sup> and is situated on a 655 m<sup>2</sup> plot with pool and great sea views. On the upper floor there is the living-dining room with fireplace, the kitchen, a utility room, three bedrooms and two bathrooms, one of them en suite. From the kitchen and the living-dining area you have access to a covered sea-view terrace where you can enjoy the wonderful sunsets.

The lower floor offers many possibilities for use. This area could be converted into a fitness area, a garage or even a guest apartment with separate access and its own terrace. Underfloor heating has already been installed in this area.

The house has an additional roof terrace with fantastic sea views and offers many possibilities, e.g. also the creation of an additional studio with access to this terrace.

The house has a licence for holiday rentals.

Bahia Azul/Badia Blava is a popular residential area on the south coast of Mallorca and offers besides peace also direct access to the sea. An exclusive beach club, a golf course and several restaurants and shops are nearby. To reach Palma you need approx. 25 minutes.

















