

Imposing townhouse with sea views, 417 sqm, 3 bedrooms, 2 bathrooms, garden, terraces, fireplace, heating, garage

07640 Salines (Ses) (Spain), Townhouse for sale

Object ID: 1594-23ES



Living area approx.: **161 m²** - Total space approx: **417 m²** - Zimmer: **8** - Purchase price: **530,000 EUR**



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Object ID	1594-23ES
Property Type	House, Townhouse
Address	(Mallorca) 07640 Salines (Ses) Spain
Etagen im Haus	3
Living area approx:	161 m²
Area approx.	256 m²
Total space approx	417 m²
Grundstück ca.	372 m²
Zimmer	8
Schlafzimmer	3
Badezimmer	2
Terraces	1
Haustiere	erlaubt
Heizungsart	Central heating
Primary energy supplier	Öl
Year of construction	1978
Condition	Well maintained
available for development activity after	Can be built upon according to state-specific law
Development	Fully accessible
Total parking spaces	1
Available from	sofort
Features	Chimney, Garage, No cellar, Rollladen, Terrace, Winter garden
Buyer's commission	Als Käufer bezahlen Sie bei uns keine Maklerprovision
Purchase price	530,000 EUR



Objektbeschreibung

Imposing townhouse in Ses Salines that impressively combines elegance and comfort.

With a generous living and usable area of 417 sqm, this property extends over three floors and offers a wealth of amenities that will enrich your lifestyle.

An idyllic garden with magnificent fruit trees awaits you on the first floor, a place of peace and relaxation. Here you will not only find a spacious garage for your vehicle, but also a separate storage room, ideal for your personal needs.

The upper floor, accessible via a separate staircase, presents itself with a total of 7 rooms, including 3 bedrooms and 2 bathrooms. The covered terrace with direct access to the garden creates a seamless connection between indoor and outdoor areas, while the bright living areas with an inviting fireplace create a cozy atmosphere

The highlight of the top floor is undoubtedly the spacious roof terrace with breathtaking sea views. A place that invites you to linger and gives you the opportunity to enjoy the beauty of the surroundings to the full.

The townhouse is equipped with modern oil central heating, which ensures cozy warmth in all rooms. Double-glazed aluminum windows with roller shutters not only guarantee an efficient energy balance, but also a pleasant living atmosphere.

The house was built in 1978 and despite its age, the property is in an extremely well-kept condition. Great importance has been attached to quality and maintenance, allowing you to enjoy carefree living in a timeless ambience.

Welcome to your new home - here you can expect not just rooms, but quality of life at the highest level.

Arrange a viewing today and be enchanted by this unique townhouse!

Features

So-called "townhouses" offer decisive advantages:

- Central location and "living in a community"
- Restaurants and cafés within walking distance
- Connection to utilities (water, electricity, sewage, internet)
- Burglary protection due to central location
- Low maintenance compared to a finca with a country plot

If you want to avoid the risks of buying a property in Mallorca as an investment, then let our real estate professionals advise you, and this is exactly where our construction professionals really come into their own. We plan your dream home down to the smallest detail, taking the old building fabric and your ideas into account. And if you have wishes but not yet a concrete idea, then let yourself be inspired by a visit to one of our dream homes. Or visit a current building site.

Of course, we will take care of everything to do with your dream home. Construction planning by our own architect, cost estimates and advice on energy saving, alternative energies and building materials.



Construction work is carried out by our own teams right through to final acceptance.

Minor alterations included.

Sonstiges

Note: Illustrations, photos & sample views contain details of execution, furnishings and views for better clarification, some of which may differ in the final execution, are not included in the offer, or are part of a separate negotiation/offer.

The binding basis for this is the later building description, the option contract and/or the notarial certification.

If you are interested, please contact our office for a detailed exposé. Do you prefer a classic print exposé? Talk to us!

We would be happy to arrange a first, impressive viewing appointment for you. Convince yourself of the exclusivity and uniqueness of this property in a relaxed atmosphere and let the impressions on site take effect in peace and quiet.

An important note on the sensitive topic of "EU-DSGVO":

If you send us your data via a real estate portal (e.g. immobilienscout24.de), your data will only be stored for four weeks to enable us to send you the brochure and arrange an appointment to view the property. After the four weeks have expired, your data will be irrevocably deleted! We will not send you any new offers or an unsolicited newsletter.

Of course, you can enter your real estate request in our database permanently, free of charge and without obligation. In this way, you will be automatically informed about new properties in the future. Please visit our own homepage. There you will find the link "Search request" in the footer or simply use the following link: <https://home4you.info>

The entire home4you real estate team in Cologne and Mallorca would like to thank you for your trust!

Energiezertifikat

Energiezertifikat

nicht vorhanden



Location

Ses Salines is a municipality in the southeast of Mallorca and is known for the dream beach "Es Trenc", which is only about 4 km away and therefore easily accessible in 5 minutes. The name of the municipality is derived from the large salt pans that are still used for salt production today.

The entire eastern part of the island is particularly well-known for its beautiful beaches and bathing bays with well-tended sandy beaches. These have been awarded the European Blue Flag for good bathing water.

The beautiful natural beaches with crystal-clear water in the south-east of the island are just as easy to reach.

It is approx. 50 km from the airport to Ses Salines and only 30 to 35 minutes' drive due to the highway that has been in place since 2020 up to Campos and the very well-developed roads.

The clearly structured village is historically one of the wealthiest communities on the island and therefore also has beautiful buildings, the restoration of which often reveals true treasures, including natural stone walls, round arches or wonderfully cool inner courtyards, which often offer space for a pool.

It consists mainly of typical Mallorcan townhouses or villas with corresponding plots of land. Most of the houses have small, usually refreshingly cool patios or even small gardens. The houses are mostly lived in all year round, but are also used as vacation homes. This makes the municipality a pleasant place to stay at any time of year and always lively without being overrun by tourists.

In Ses Salines, which is open all year round, you will find various restaurants and bars as well as all everyday necessities, supermarkets, banks, hairdressers, cosmetics, a green market, massages and a post office, all within easy walking distance.

The weekly market in Ses Salines rounds off the offer.

Large supermarket chains are located in the neighboring village of Campos or Santany.





Wohnbereich



Garten



Wohnbereich



2. Wohnzimmer



Wohnbereich



Wohnbereich





Essbereich



Essbereich



Schlafzimmer



Schlafzimmer



Schlafzimmer



Küche





Küche



2. Wohnzimmer



Badezimmer



Wintergarten



Wintergarten



Waschraum

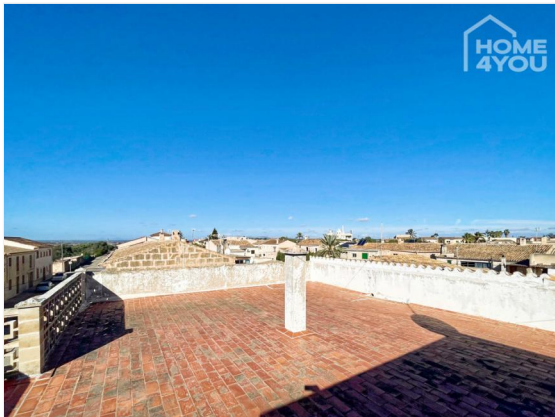




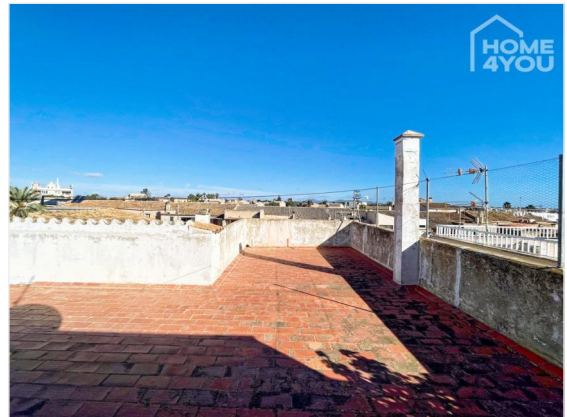
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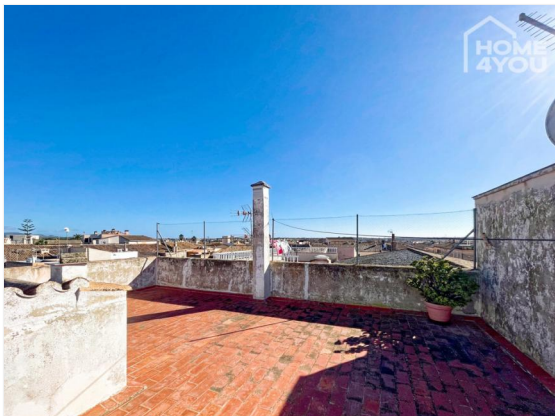
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Terrasse



Terrasse



Terrasse



Flur





Eingang



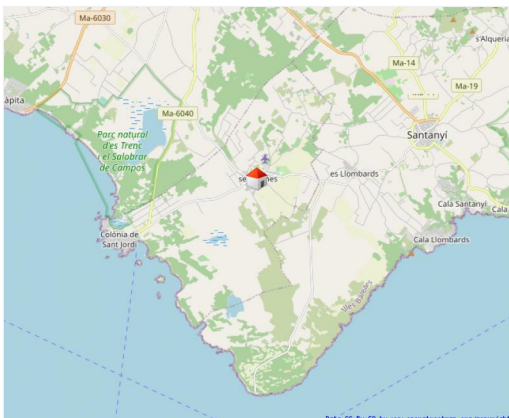
Badezimmer



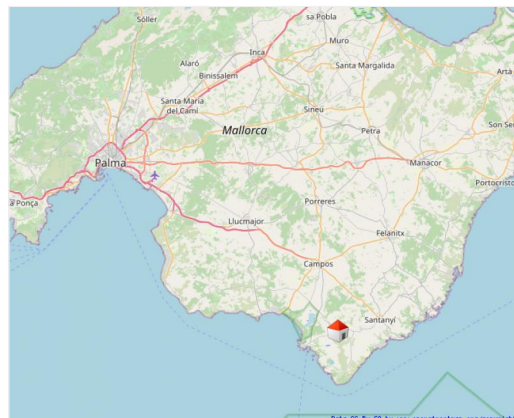
Lager



Ses Salines



Region



Mallorca





Auslandsimmobilien



Kaufabwicklung

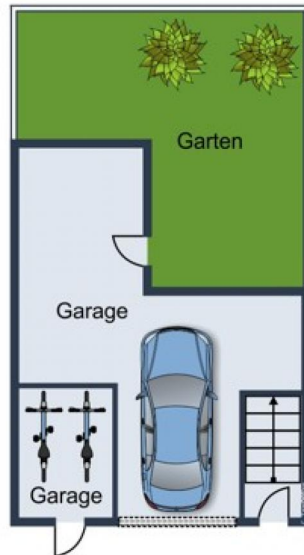


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