

Llucmajor - Süd

# Former Riding Stable with House and 6 Horse Boxes – Idyllic Property with Development Potential

*Property ID: ES255683*



**PURCHASE PRICE: 650.000 EUR • LIVING SPACE: ca. 140 m<sup>2</sup> • ROOMS: 3 • LAND AREA: 29.514 m<sup>2</sup>**

**Property ID: ES255683 - 07620 Lluçmajor - Süd**

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## At a glance

<b>Property ID</b>	<b>ES255683</b>	<b>Purchase Price</b>	<b>650.000 EUR</b>
<b>Living Space</b>	<b>ca. 140 m<sup>2</sup></b>	<b>Condition of property</b>	<b>Needs renovation</b>
<b>Rooms</b>	<b>3</b>	<b>Equipment</b>	<b>Terrace, Guest WC, Fireplace</b>
<b>Bedrooms</b>	<b>2</b>		
<b>Bathrooms</b>	<b>2</b>		
<b>Year of construction</b>	<b>1997</b>		
<b>Type of parking</b>	<b>2 x Car port</b>		

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## Energy Data

Energy certificate  
valid until

13.04.2036

Energy efficiency  
class

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Energy information

At the time of  
preparing the  
document, no energy  
certificate was  
available.

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## The property



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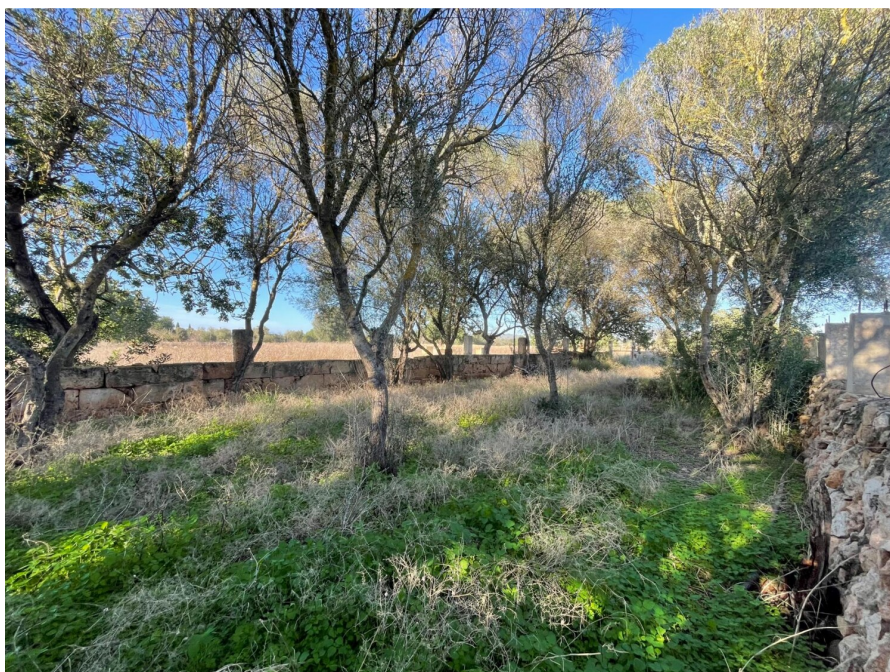
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## **A first impression**

**Charming finca with small residence and former equestrian facilities**

**The property is located in a popular area with a rural character and good connections to the regional road network. The nearest town, Lluçmajor, which offers all essential services for daily life, is just a few minutes' drive away.**

**This beautiful finca of approximately 30,000 m<sup>2</sup> is only a 5-minute walk from the Son Antem golf course.**

**The small residence features 2 bedrooms, 2 bathrooms, a living room, and a kitchen with a closed fireplace, as well as a large covered terrace.**

**Electricity is supplied via a state-of-the-art photovoltaic system with battery storage.**

**Water is provided by several large underground cisterns with a total capacity of approximately 400 tonnes. The construction of a well is possible, and the permit is currently being processed.**

**The house is in good condition and ready for immediate occupancy after minor repairs.**

**The former equestrian facilities can be renovated if desired. There is space for approximately 6 stalls in total. Additionally, there is a lunging arena with a sand surface and a large paddock.**

**The extensive flat land offers numerous possibilities for agricultural use, such as an olive grove or even vineyard cultivation.**

**It is also possible to build a new finca with a pool (35 m<sup>2</sup>) of approximately 500 m<sup>2</sup> / 1500 m<sup>3</sup>, although in that case, the current house could no longer be used as a residence.**

**A fantastic investment with the possibility of immediate residential use, as well as the opportunity to establish a small equestrian center.**

**We are at your disposal for any questions or to arrange a viewing.**

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## **All about the location**

**Lluçmajor is a charming town located in the southeast of Mallorca, known for its blend of tradition, culture, and modern life. With a picturesque old town, numerous services, shops, and restaurants, it offers all the conveniences needed for everyday living. Its proximity to beaches and golf courses also makes it an ideal location for both residents and those seeking a second home in Mallorca. Lluçmajor perfectly combines tranquility, a rural setting, and excellent connections to Palma and the rest of the island.**

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## **Other information**

**We generally recommend that you have the building law situation checked by a specialist lawyer. All details are based exclusively on the information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.**

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## Contact partner

**For further information, please contact your contact person:**

**Florian Waetzoldt**

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*To the Disclaimer of von Poll Immobilien GmbH*

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