

**Biniali - Mitte**

# Opportunity for investors and lovers of genuine Mallorcan architecture-village house in Biniali

**Property ID: ES253745582**



**PURCHASE PRICE: 749.000 EUR • LIVING SPACE: ca. 226 m<sup>2</sup> • ROOMS: 8 • LAND AREA: 249 m<sup>2</sup>**

**Property ID: ES253745582 - 07143 Biniali - Mitte**

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## At a glance

Property ID	ES253745582	Purchase Price	749.000 EUR
Living Space	ca. 226 m <sup>2</sup>	House	Terrace house
Rooms	8	Condition of property	Needs renovation
Bedrooms	5	Equipment	Terrace, Fireplace, Built-in kitchen
Bathrooms	1		
Year of construction	1900		
Type of parking	1 x Car port		

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## **A first impression**

A charming village house is for sale in the picturesque village of Biniali, which belongs to the municipality of Sencelles and is located at the foot of the majestic Tramuntana mountains in the center of Mallorca. Built in 1900, the house impresses with its historic architecture and unmistakable Mallorcan flair. With a living area of approx. 226 m<sup>2</sup> on a plot of approx. 249 m<sup>2</sup>, it offers plenty of space for creative design ideas.

The property, which extends over two floors, comprises eight rooms, including five spacious bedrooms and a bathroom. High ceilings with exposed wooden beams lend the interior an inviting atmosphere. The rustic tiled floor and the cozy fireplace add to the charm of this house. A functional fitted kitchen completes the range of features.

Particularly noteworthy is the typical Mallorcan patio, which invites you to relax, as well as the private well on the property. The house also has a private garage with direct access from the street, a terrace and a balcony. Various side and storage rooms open up numerous possibilities for individual use.

Thanks to a modernization in 2012, the property offers solid basic structures, but is in need of renovation. With great potential for renovation, the house is ideal for realizing personal living dreams - whether as an exclusive home, charming apartments or even a small boutique hotel.

Experience the potential and magic of this unique property and design it according to your own ideas and wishes. An exceptional opportunity for investors and lovers of authentic Mallorcan architecture!

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## **Details of amenities**

- Garage
- Side and storage rooms
- Own well

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## All about the location

Biniali is located in the interior of Mallorca and impresses with its idyllic atmosphere and traditional architecture. The beautiful church of Sant Cristòfol, dating from the 18th century, is an impressive example of Mallorcan architecture and an important cultural meeting point in the village. There are also several local wineries that are known for their excellent wines. The surrounding area of Biniali is characterized by a charming landscape that is ideal for walks and bike rides. The rolling hills and extensive fields provide a picturesque backdrop for nature lovers and those seeking peace and quiet. Biniali is located around 25 km from Palma and around 30 km from the airport.

The village is surrounded by several other charming towns, each with their own appeal and character, such as Sencelles, Consell or Santa Maria del Camí, located just south of Biniali, famous for its markets and wineries and a popular destination for visitors to the region. Alaró, with its impressive castle ruins on a hill, and the quiet village of Binissalem, known as the center of Mallorcan viticulture, are also within easy reach.

Biniali thus offers a perfect balance between idyllic country life and proximity to urban amenities, nestled in a picturesque landscape and surrounded by charming neighboring villages.

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## **Other information**

**We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on 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:**

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