





## 5 chambre Villa à vendre dans Santa Margalida, Mallorca

975.000€



A Villa with ETV license and Sea Views located just 50 meters from the beach in Son Serra de Marina ETV licence for eight with potential. Just a few seconds from the beach this villa offers direct access the crystal clear waters of this charming coastal town, and the bay of Alcudia. The stone façade adds character and authenticity to the property. Spread across three different levels, the villa boasts a generous 388 m<sup>2</sup> of living space. The layout of the house is as follows: On the ground floor: There is a large garage of about 163 m<sup>2</sup> with two entrances, which is currently used as a gym. Also on this floor, there is a bedroom, a bathroom with shower which are not included in the ETV licence, and a laundry room. There is a possibility to convert this floor into two flats, or expand the gym to included a spa and sauna. On the first floor: There is the living area of approximately 163 m<sup>2</sup>, which is divided into two apartments which could be joined together again without any building work. This floor has five bedrooms, two bathrooms, one of them en suite, and a guest toilet. Each apartment has a fully fitted kitchen one of them with a large dining room. Both apartments also have balconies with sea views. Potential: There is potential to increase the rental space by the addition of an apartment on the second floor which would have sea views across the bay of Alcudia. Future swimming pool: The groundwork for a 4m x 5m x 2m swimming pool has already been laid on the 100m<sup>2</sup> courtyard at the rear of the house, which at present has a sitting area for guests. Elevator: There is provision planning for a small indoor elevator which would increase the client base for the property to include those with limited mobility, and multi-generational family groups. The villa has had a ETV licence since 2017 and though the present owners would like to expand the potential on offer as they've enjoyed the company of their regular summer visitors. They now have family commitments which they must attend to. Their hope is to find a buyer who will develop the property to its full potential in this unique coastal town in Mallorca. Son Serra de Marina is one of the last untouched places on Mallorca. Once a little fishing village, it's now a small urban community next to a huge nature reserve and the unique Arta peninsular of the Llevant with its peaceful coves with turquoise waters and protected natural areas such as the Llevant Peninsula Natural Park. Son Serra de Marina is tucked away in the northern part of Mallorca, within the Pla de

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|  5 chambres                              |  2 salles de bains |  388m <sup>2</sup> Taille de construction |
|  339m <sup>2</sup> Taille de la parcelle | <input checked="" type="checkbox"/> Double Bedrooms: 5  | <input checked="" type="checkbox"/> access to beach  |
| <input checked="" type="checkbox"/> ADSL / OPTIC FIBRE   | <input checked="" type="checkbox"/> Balcony   | <input checked="" type="checkbox"/> Bathroom   |
| <input checked="" type="checkbox"/> Chimney / Fireplace  | <input checked="" type="checkbox"/> Close to Marina or Port   | <input checked="" type="checkbox"/> close to the sea   |
| <input checked="" type="checkbox"/> coastal area   | <input checked="" type="checkbox"/> Courtyard   | <input checked="" type="checkbox"/> Electrical Connection  |
| <input checked="" type="checkbox"/> en suite bathroom  | <input checked="" type="checkbox"/> Fenced  | <input checked="" type="checkbox"/> Flooring   |
| <input checked="" type="checkbox"/> Fully Fitted Kitchen   | <input checked="" type="checkbox"/> Garage and Parking  | <input checked="" type="checkbox"/> garden   |
| <input checked="" type="checkbox"/> Good condition   | <input checked="" type="checkbox"/> Heating and Cooling   | <input checked="" type="checkbox"/> Home Gym   |



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