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440,000€



A chalet for sale in Binissalem, of approximately 175m<sup>2</sup> built in 1950. Located on the outer edge of the village on the road to Binigual. This single-story property which is divided into two areas the main part of the house of 125m<sup>2</sup> consists of three double bedrooms a larger entrance hall, interior lounge. And a kitchen and dining area with a small bathroom. Adjacent to and connected via a passageway it's an area of approximately 50m<sup>2</sup> which has its own entrance from the patio at the front of the house. Distributed at present this area has a lounge and kitchen. It could be renovated to a large ground floor studio apartment with a kitchen diner and lounge bedroom. The main part of the property offers the option to reform in to a three bedroom house, one bedroom with an ensuite bathroom, a complete bathroom and open plan lounge and kitchen diner with access to the patio garden at the rear of the property. There is also a basement which occupies approximately 60m<sup>2</sup> of the area at the rear of the main house, ideal for a laundry and machine room. To the front is a large patio of 119m<sup>2</sup>, to the rear of the house a patio garden of 172m<sup>2</sup> which leads to a walled and fenced rustic plot of 1000m<sup>2</sup>. Off-street parking, or the addition of the driveway onto the rustic plot with the carport are both possibilities. There is ample room for a swimming pool in the patio garden. Please contact us for further information about this chalet for sale in Binissalem, or to schedule a visit. Binissalem is a charming and authentic Mallorcan village located in the Raiguer region, halfway between Palma and the Serra de Tramuntana. It is best known as the wine capital of Mallorca, home to the island's prestigious Denominació d'Origen (DO) Binissalem wine appellation. With its golden stone architecture, quiet streets, bodegas, and strong sense of community, Binissalem offers a relaxed lifestyle rich in culture and tradition. It is especially popular among international buyers, digital nomads, and those looking for a full-time home or countryside retreat with excellent transport links to the capital and the airport. Location Binissalem lies about 25 minutes by car or train from Palma, with excellent access via the Ma-13 motorway and the train line connecting Palma to Inca and Sa Pobla. Its central location makes it ideal for exploring the entire island, especially the inland and Tramuntana regions. Binissalem is close to: Consell. Also wine country. 5 mins drive Alaró. Chic and popular with bikers and

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|  3 bedrooms                    |  1 bathroom                     |  175m <sup>2</sup> Build size |
|  1,000m <sup>2</sup> Plot size |  Close to Public Transport      |  close to restaurants         |
|  Close to schools              |  Close to Shops                 |  Electrical Connection        |
|  Flooring                      |  Fundació Sa Llabor             |  garden                       |
|  Hydraulic Tiles               |  Independent Kitchen            |  Interior Features            |
|  Interior of Mallorca          |  International Schools Mallorca |  Kitchen                      |
|  large garden                  |  Pool                           |  Property Condition           |
|  Property Location             |  Renovation Needed              |  Sewerage Connected           |



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