



Country house in Sa Gruta, 10 minutes to the Beach, Mallorca

Ref.: 46025

Charming country house located in the quiet area of Sa Gruta, between S'Illot and Cala Morlanda, just 10 minutes from the beach. The plot, measuring approximately 425 m², offers approximately 147m², distributed between the main house and several storage rooms. The main house consists of an entrance hall, a bright living-dining room with an integrated kitchen and fireplace, three bedrooms, a full bathroom and a rooftop sun terrace. In addition, the property offers a spacious independent studio with a kitchen, fireplace and bathroom, ideal for guests or as a multifunctional space. The large porch in front of the house creates the perfect atmosphere to enjoy the Mediterranean climate all year round. The property is equipped with solar panels for energy supply, although there is the possibility of connecting to the Endesa grid. The property is currently in the process of legalisation and will be delivered with all documentation in order.



Price: **425.000 €**

	Cons.	Emis.
A		
B		
C		
D		33.9
E	142.3	
F		
G		

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