

Alaior  
Reference 100287



PORTA MONDIAL®

Your home. Our passion.

## Wonderful, spacious villa with pool and a beautiful garden in La Argentina near Alaior

living space:	250 m <sup>2</sup>	swimming pool:	✓
plot area:	2.800 m <sup>2</sup>	energy certificate:	g
bedrooms:	3		
bathrooms:	2		
sea view:	-	<b>price:</b>	<b>€ 990,000.-</b>



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### Details:

This impressive villa is situated in the urbanisation La Argentina, 2 kms from Alaior and 12 kms from Mahon. La Argentina is currently undergoing improvements and the municipality is building a new waste-water system and new road surfaces and lighting.

The villa is situated on an almost 3.000 sqm plot with diverse vegetation, lawns, a pool, a small pond and a vegetable garden. In the approx. 20 sqm pool house BBQ's can take place both in summer and in winter. Everything on the property is properly registered.

Next to the main house there is a roofed garage with a tiled floor, and a complete bathroom which accesses a large utility room.

Typically Menorcan is the architecture with a large veranda at the entrance. Upon entering, the spacious and very bright living area with fireplace is accessed which adjoins a separate kitchen with large windows and ample space to dine.

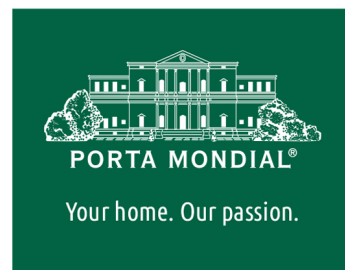
In the house there are 3 very roomy and bright double bedrooms. The main bedroom has a bathroom with whirlpool bathtub and 2 windows which allow ample light to enter. Between the main bedroom and the other 2 bedrooms there is a shower-bathroom.

The house also has an approx. 100 sqm cellar which is currently used as a workshop and storage room. Located here is the osmosis-filter system, the warm-water boiler and the oil tank for the central heating system. Everything here is well organised, clean and in excellent condition.

The property is ready for occupation and is ideal as a permanent domicile.

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### Location & surrounding area:

The town of Alaior is located 16 kms from the capital of Mahon between the north and south coasts in the centre of the island.

Its population of approx. 10,000 residents live mainly from tourism, the shoe industry, and the production of cheese and building materials.

It is known as a university town as a centre of the University of the Balears is situated there. It also has elementary and high schools, a medical facility, a town hall and a municipal police station.

Alaior is a charming, middle-age town with pedestrian zones, shops and public squares and is lively all year round.

Included the tourist locations of Alaior are Son Bou, Cala en Porter and Cales Coves.

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Beautifully laid-out pool area



Very well-maintained garden



View over the wonderful plot



Large terrace with stairs to the garden



Terrace with partly covered areas



Living and dining area with fireplace

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Rustic kitchen with ample space



One of 3 bedrooms



One of 3 bedrooms



Bright shower bathroom



Second bathroom with bathtub



Own fountain in the garden

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Tranquil pool and garden area



Lovely garden with pond and vegetation



Charming typical menorcan property

Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E		
F		
G menos eficiente	204.13	54.91

Energy certificate

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