



Ref: MP-1120

Living Area 260 m<sup>2</sup>

Plot 1.650 m<sup>2</sup>

Bedrooms 4

Bathrooms 3

2.490.000 €

## PUERTO ANDRATX

Beautiful villa with fantastic views to the marina and the sea in the urbanisation of Monport, above Port d'Andraxt.

This magnificent property with a constructed area of approx. 260 m<sup>2</sup> is set on a nice plot of 1.650 m<sup>2</sup> and comprises a nice entrance hall, an open plan living and dining room with a fire place, a fully equipped kitchen, guest cloakroom, 3 bedrooms, 2 bathrooms (1 en suite), a south faced sunny terrace of approx. 60 m<sup>2</sup>, a covered terrace of approx. 40 m<sup>2</sup> and a separate guest studio with terrace, kitchenette and a large bathroom.

Extras: Possibility to extend the house to approx. 450 m<sup>2</sup>, under floor heating, air conditioning warm/cold in the bedrooms, pool with a nice sunny terrace, garage for 1 car, independent guest studio, south facing, beautiful views to the sea and the port of Andraxt.



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