





## 3 bedroom Villa for sale in Sant Francesc de Formentera, Ibiza



1,150,000€



Detached house for sale in El Pilar de la Mola, Formentera, of 163 m<sup>2</sup> constructed on an urban plot of 777 m<sup>2</sup>. The property has three spacious double bedrooms with fitted wardrobes, two complete bathrooms (one en suite), living-dining room and fitted kitchen with new appliances. The property is classified as Eu-EPL (single-family detached house) according to Formentera's building regulations, which allows a buildable area of 0,60 m<sup>2</sup>/m<sup>2</sup>, making it possible to extend the house up to 465 m<sup>2</sup>. In addition, the house has three storage rooms, two garages and two cisterns, providing ample storage space. There is also mains water, sewage treatment plant and a large parking area. All essential services are within walking distance, such as supermarkets and banks, ensuring day-to-day convenience. It is an excellent opportunity for investors, as being in an urban area, it allows for the extension of the property, which significantly increases its value and business potential. All documentation is in order, ready for sale. We have many more houses, flats, villas, fincas, commercial premises and land for rent and sale on the island. Thank you for considering us as your real estate agency in Ibiza.

 3 bedrooms  
 777m<sup>2</sup> Plot size

 2 bathrooms  
 Zonas Comunes

 163m<sup>2</sup> Build size  
 Garaje