



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Finca with pool & vacation rental license in Ariany, Mallorca



## general:

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<b>object number external:</b>	KPP07552	<b>as from:</b>	12.09.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2002
<b>place:</b>	07529 Ariany	<b>living space:</b>	368,00 m <sup>2</sup>
<b>Floor space:</b>	470,00 m <sup>2</sup>	<b>Total size of site:</b>	15.930,00 m <sup>2</sup>
<b>Total space:</b>	470,00 m <sup>2</sup>	<b>Number of Rooms:</b>	7,0
<b>Number of bedrooms:</b>	9,0	<b>Number of bathrooms:</b>	7,0
<b>Number of sep. bathrooms:</b>	1,0	<b>Condition:</b>	groomed

## prices:

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**purchase price:** 2.290.000,00 €

## energy certificate:

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<b>expiry date:</b>	2033-03-10	<b>age group:</b>	2014
<b>value class:</b>	A	<b>beaconing:</b>	solar, pellet
<b>primary energy sources:</b>	SOLAR		

## contact person:

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## Infrastructure:

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## Description:

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Settled in the serene village of Ariany, near the heart of Mallorca, this tranquil finca offers a blend of rustic charm and modern comfort. Constructed in 2002 with high-quality materials, this property is perfect as a retreat resort or a spacious family home, and it boasts an ETV license for 12 guests.

The main house spans approximately 368m<sup>2</sup>, thoughtfully designed with ample space for relaxation and entertaining. It features two inviting living rooms, two fully-equipped kitchens, eight bedrooms, and six bathrooms (two en suites).

Additional conveniences include a guest WC, a laundry room, and a dressing room. An adjacent guest house complements the main residence, offering a sauna, one bedroom, one bathroom, and a kitchen.

The property is surrounded by a beautiful garden, including a stunning infinity pool of approx 68m<sup>2</sup>. Other notable features include terracotta flooring, ISO windows, underfloor heating, solar panels for hot water, two fireplaces, a pellet oven, and a private water well.

Please ask us for further information (we have floor plans) or to arrange a viewing. We will not assume any liability for the information provided. Kensington reference: KPP07552

## Location:

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Ariany is a tranquil village in the central part of the Spanish Balearic island of Mallorca, located in the region (Comarca) of Pla de Mallorca. The village is located about 10 kilometers northeast of the county town of Manacor and is easily accessible via the country roads from the surrounding towns and villages.

Ariany is situated on a slight hill which offers wonderful views of the surrounding countryside. This consists of extensive fields, olive groves and almond plantations, which are typical of the region's agricultural economy. Its central location in the middle of the island makes Ariany an ideal starting point for exploring Mallorca in all directions, be it to the beaches in the north or east, the mountain ranges of the Serra de Tramuntana in the west or the cultural highlights in the south.

The village itself is small and quiet, with a population consisting mainly of locals. In the center of Ariany is the parish church of Nuestra Señora de Atocha, an important landmark of the town. Around the central square you will find several cafés, restaurants and small stores selling local products.

The surroundings of Ariany are rural and characterized by traditional agriculture. The rolling hills and wide fields are ideal for walks, hikes and bike rides. From here, you also have easy access to the nature reserves and historical sights of the center of the island.

Thanks to its secluded location and authentic character, Ariany offers an insight into the traditional, quiet life on Mallorca, far away from the hectic tourist crowds of the coastal regions.

images



























