

# Legalized stone finca with pool permit in Sant Joan, Mallorca



## general:

object number external:	KMSL07687	as from:	01.07.2025
usage:	habitation	marketing method:	purchase
property:	House	construction year:	1858
place:	07240 Sant Joan	living space:	252,00 m <sup>2</sup>
Floor space:	389,00 m <sup>2</sup>	Total size of site:	30.005,00 m <sup>2</sup>
Number of Rooms:	6,0	Number of bedrooms:	3,0
Number of bathrooms:	1,0	number of parking spaces:	4,0
Condition:	part / full renovation required		

## prices:

purchase price:	795.000,00 €
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## energy certificate:

## contact person:

company:	Sunny Side of Life, S.L.	name:	Oliver Gläser
position:	Franchisee	street:	Ronda Migjorn N° 76
place:	07620 Lluçmajor	www:	<a href="https://kensington-llucmajor.com">https://kensington-llucmajor.com</a>

## Infrastructure:

## Description:

Would you like to renovate an old stone finca and revamp it to your taste? - This finca has just been COMPLETELY LEGALIZED and all parts of the building have been registered. In addition, a BUILDING PERMIT FOR A POOL has been granted. You can start the refurb very soon and without much effort.

The two-storey building was CONSTRUCTED IN 1858. Layout of the house (approx. 252 m<sup>2</sup>): on the ground floor, living room, dining area with open-plan kitchen, 1 bathroom; upstairs, 3 twin bedrooms and a further space. On the south side there is a large PORCH (46 m<sup>2</sup>) with BBQ and a pizza oven. A spacious ANNEX (91 m<sup>2</sup>) a few steps from the main

house contains the garage.

The plot size is JUST OVER 30,000 m<sup>2</sup>. It is connected to electricity and has its OWN WELL. The situation is quiet and the PRIVACY IS VERY GOOD (no direct neighbours). The surroundings are characterised by fields and forests.

The finca is located near SANT JOAN, in the centre of Mallorca. The access is via tarmac roads. Palma is 30 minutes away.

Please ask us for further information or to arrange a viewing. We will not assume any liability for the information provided. Kensington reference: KPP07687

## Location:

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Sant Joan is a picturesque village in the center of Mallorca, about 37 kilometers northeast of Palma. It is located in a flat agricultural landscape and is easily accessible via the Ma-15 road. Neighboring villages are Sineu, Petra and Montuïri. The village is known for the Gothic church of Sant Joan Baptista, the ethnological museum and traditional festivals. Sant Joan offers a quiet, authentic Mallorcan experience and is an ideal base for exploring the island.

## images

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Ground floor





Ground floor



Kitchen ground floor



1st floor



1st floor



1st floor



1st floor





1st floor



Bathroom



BBQ porch southside



BBQ porch southside



Garage / casita



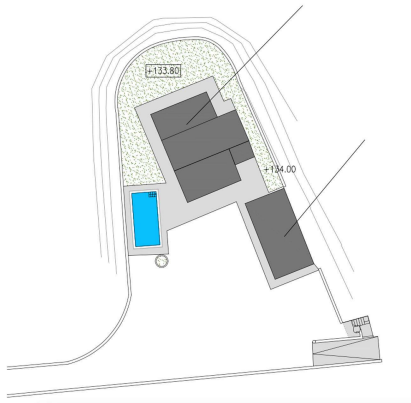




Tramuntana view



Situation on plot



Façade

