



KENSINGTON[®]

Finest Properties International

Mint finca with guest house and pool near Ariany, Mallorca



general:

object number external:	KPP07549	as from:	02.09.2024
usage:	habitation	marketing method:	purchase
property:	House	construction year:	2018
place:	07529 Ariany	living space:	318,00 m ²
Floor space:	378,00 m ²	Total size of site:	15.967,00 m ²
Number of Rooms:	7,0	Number of bedrooms:	5,0
Number of bathrooms:	4,0	number of parking spaces:	1,0
Condition:	groomed		

prices:

purchase price: 1.990.000,00 €

energy certificate:

beaconing: electric, solar

contact person:

name:	Kensington Palma	street:	
place:		phone:	+34 971674306
fax number:	0034971673040	Email:	palma@kensington-international.com

Infrastructure:

Description:

Mint finca with guest house and pool near Ariany, Mallorca. The beaches of the east coast (Son Serra de Marina, etc.) are about 25 minutes away.

The flat, child-friendly plot has a very quiet location and excellent privacy. The house with south-west orientation was BUILT IN 2018 AND IS AS GOOD AS NEW. It is a VERY SOLID HOUSE with large rooms, ceilings up to 4m high, 55cm thick exterior walls, crawlspace, excellent thermal and hydro insulation and energy certification "A". It has solar panels and a well, so it is PRACTICALLY OFF-GRID. There is an INDEPENDENT GUEST HOUSE as well as shaded and sunny terraces (60m² in total). The spacious POOL measures 12x5 metres.

Layout of the main house: on the ground floor, living/dining area with open-plan kitchen, utility room, 3 twin bedrooms, 2 bathrooms (1 en suite); upstairs, master bedroom with bathroom en suite. Layout of the "casita": living/dining/kitchen, 1 twin bedroom, 1 bathroom, GARAGE for 1 car. Total building area (incl. "casita"): approx. 318m². Features: exposed beams, terracotta floors, fitted wardrobes, showers & bathtub, double glazing (security windows), wood burning stoves (connected to the hot water tank), UNDERFLOOR HEATING, solar panels (for hot water & electricity), mains electricity, well, water softener, fibre optic internet, alarm, pizza oven, Cédula de Habitabilidad.

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: KPP07549

Location:

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



Porch (west orientation)



South façade



Pergola



Master bedroom (1st floor)



Master bathroom (1st floor)



Porch (west orientation)





Bedroom II (ground floor)



Bathroom II



Bedroom III (ground floor)



Bedroom IV (ground floor)



Bathroom III



Guest house



Guest house



Guest house





Olive grove



South façade

