

Stunning mansion with tennis court between San Rafael and Santa Gertrudis



general:

object number external:	KPI1101	as from:	22.07.2025
usage:	habitation	marketing method:	purchase
property:	House	place:	07814 San Rafael
living space:	1.458,00 m ²	Floor space:	1.458,00 m ²
Total size of site:	100.000,00 m ²	Number of Rooms:	10,0
Number of bedrooms:	9,0	Number of bathrooms:	9,0

prices:

energy certificate:

age group: bei_besichtigung

contact person:

company:	KENSINGTON Ibiza	name:	KENSINGTON Ibiza
street:	Calle Joan Tur Tur 9B	place:	07840 Santa Eulalia des Rio
www:	www.kensington-ibiza.com		

Infrastructure:

Description:

This large country estate is located in a serene countryside area between San Rafael and Santa Gertrudis.

The panoramic sea views are undoubtedly one of the property's most impressive features, providing guests with breath-taking views of Formentera and Dalt Vila. The property is designed in a Traditional Ibizan style that gives a unique and charming character. The thick white walls and beautiful "Sabina" wooden ceilings throughout add to the home's overall beauty.

The property offers a generous amount of sleeping space, with nine bedroom suites spread across the main house and

two guest houses(with a further five bedrooms and five bathrooms) plus a staff house. This is great for accommodating large groups of family and friends.

There are four-bedroom suites, located on the first floor, which can be accessed through the staircase from the main entrance hall. There are also three other bedrooms with fantastic sea views from the top floor. More features include two master bedrooms at either side of the building, both connected with covered terraces and sea views to the south.

The magnificent main living area boasts two separate spaces for guests to relax and unwind. The primary sitting room, featuring expansive glazed doors, leads out to a covered terrace with ample space for dining and enjoying stunning views of the countryside and sea. The winter snug area of the living room, nestled beneath an impressive chimney, creates a cosy atmosphere perfect for unwinding after a long day. Overall, this living room and its adjoining areas offer a truly unique and welcoming space for guests to relax, entertain, and enjoy the surrounding scenery.

The kitchen, featuring high wooden beamed ceilings, is positioned towards the rear of the property and can be accessed from the parking area located behind it. Two other staff rooms as well as garage and storage are behind the kitchen.

Adjacent to the kitchen is the dining room, which opens out to an inner courtyard complete with a charming stone-walled alcove. This tranquil courtyard is an ideal spot for a leisurely breakfast or hosting guests, given its secluded location off the living room, dining room, and billiard room.

The gardens surrounding the villa are undoubtedly one of its most remarkable features. Situated on a softly sloping hill, the gardens have been thoughtfully designed. Adding to the appeal of the gardens are several key amenities, including a large swimming pool, a separate pool house with covered outdoor dining and kitchen area. In addition there is an outdoor barbecue area, a tennis court, and even a fruit grove. These features, in combination with the verdant and peaceful surroundings, contribute to the serene and idyllic atmosphere of this remarkable property.

The estate is an extraordinary choice for those seeking ample living space, as the additional annexes provide a generous amount of room for hosting guests or housing extended family. The annexes offer a sense of privacy and exclusivity, ensuring that everyone can enjoy their own personal space while still being in close proximity to the main house.

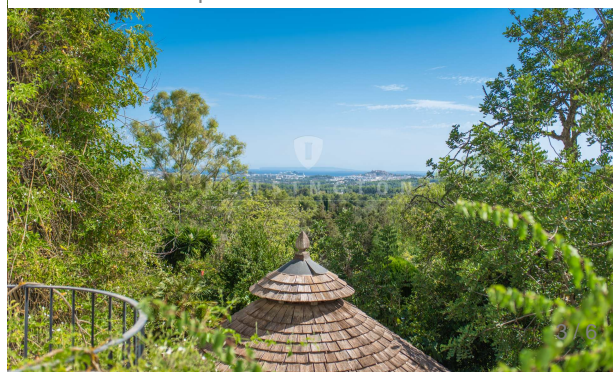
The property is near the exclusive town of Santa Gertrudis which offers plenty of cafes, restaurants, a beautiful church and loads of amenities. San Rafael is also near the estate, in this small village you can also find a church, bars and a few restaurants Overall the country state presents a wonderful opportunity to live in a beautiful and spacious home surrounded by serene natural beauty.

images

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