



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Unique large property with rustic estate, absolute privacy and spectacular views to the sea



## general:

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<b>object number external:</b>	KPNO375	<b>as from:</b>	10.10.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>construction year:</b>	2002
<b>place:</b>	07570 Artà	<b>living space:</b>	317,00 m <sup>2</sup>
<b>Floor space:</b>	368,00 m <sup>2</sup>	<b>Total size of site:</b>	254.349,00 m <sup>2</sup>
<b>Number of Rooms:</b>	5,0	<b>Number of bedrooms:</b>	4,0
<b>Number of bathrooms:</b>	3,0	<b>Condition:</b>	groomed

## prices:

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**purchase price:** 5.500.000,00 €

## energy certificate:

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**beaconing:** alternative, solar

## contact person:

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<b>company:</b>	Martina Albrecht S.L.	<b>name:</b>	Martina Albrecht
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## Infrastructure:

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## Description:

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This large agricultural estate of around 25 hectares is located between Colonia de Sant Pere and Manacor. The excellent location allows a magnificent panoramic view as far as the sea and Cap de Formentor. A main house and two outbuildings offer many possible uses.

There are almost 2000 fruit trees on the extensive grounds, including 1700 almond trees. This cultivation is supported by subsidies and the harvest is sold to a cooperative. It would also be possible to grow grapes or keep horses here.



The property also has its own protected hunting ground.

The main house extends over two floors. On the first floor there is a large living/dining area with a sun terrace in front, a separate kitchen, 3 bedrooms and two bathrooms. On the upper floor there is a library, the master bedroom, a further bathroom and a utility room. From a covered terrace, you can enjoy a royal view of the landscape and the sunset.

Two further outbuildings offer the new owner many possibilities for conversion, e.g. into guest houses. There is already a project for the construction of a pool. Under certain conditions, it would be possible to build another finca on the plot.

Further features:

Solar system, generator, own well (further well possible), fruit trees (almond, carob, olive and fig trees), automatic irrigation system, water deposit, fitted wardrobes, fireplace.

Please contact us for further information: +34 670 275 663 or [arta@kensington-international.com](mailto:arta@kensington-international.com)

## Location:

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Colonia St. Pere is a dreamy place away from mass tourism. Here you can still find the original Mallorca. The place has a marina and is very popular with its excellent cafes and restaurants on the beach promenade to enjoy the sunset with a glass of wine and good food.

Manacor is also just a few minutes away by car. Here it is always worthwhile to take an extensive stroll through the many fashion stores, the beautiful decoration and furniture stores or visit the daily vegetable market. The second largest city on the island offers not only top shopping facilities and a general hospital, but also the Rafael Nadal Academy, an international school with a very good reputation.

## images

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