



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Wonderful natural stone finca with pool and vacation rental license near the village center of Santanyí



## general:

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<b>object number external:</b>	KPSO710	<b>as from:</b>	16.12.2024
<b>usage:</b>	habitation	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>place:</b>	07690 Santanyí / Es Llombards
<b>living space:</b>	135,00 m <sup>2</sup>	<b>Floor space:</b>	173,00 m <sup>2</sup>
<b>Total size of site:</b>	12.597,00 m <sup>2</sup>	<b>Number of Rooms:</b>	4,0
<b>Number of bedrooms:</b>	3,0	<b>Number of bathrooms:</b>	2,0
<b>Condition:</b>	groomed		

## prices:

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**purchase price:** 1.550.000,00 €

## energy certificate:

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## contact person:

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<b>company:</b>	Albrecht Pogutter Group SL	<b>name:</b>	Wolfgang Pogutter
<b>street:</b>	Carrer Palma 28	<b>place:</b>	Santanyi
<b>phone:</b>	+34 628789445	<b>Email:</b>	santanyi@kensington-international.com

## Infrastructure:

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## Description:

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This natural stone finca is located in the immediate vicinity of Santanyí, about 5 minutes by car from the village center in an idyllic quiet country location. The house, built in 2005 with high quality materials, was designed at ground level. The well-kept finca, on a dreamlike, approx. 17.000 m<sup>2</sup> large plot, can be reached via a palm-lined access road.

In total, the house has a well-designed living area of about 150 m<sup>2</sup>, divided into a light-flooded living / dining area with open kitchen which is directly connected to the covered main terrace, 3 double bedrooms and 2 bathrooms. Each room has its own terrace access. The Finca is equipped with oil central heating and a fireplace in the living room which

provides a warm ambience throughout the year. Air conditioning is also available.

Around the finca there are more terraces, so you can find a sun or shade place to relax at any time of the day. From the main terrace, a few meters long gravel path leads to the 52 m<sup>2</sup> swimming pool. Surrounded by the Mediterranean garden you can enjoy hours of pleasure here.

The property also includes a basement of about 50m<sup>2</sup> with garage and a machine and storage room, where the technology for the photovoltaic system is housed. Solar panels make the finca energy self-sufficient.

For more information about this beautiful property, we are always at your disposal.

## Location:

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In the southeast of Mallorca, just a few kilometers from the coast, lies the creative and popular with international clientele town of Santanyí. The town with its almost 12,000 inhabitants is one of the most beautiful in Mallorca. Its townhouses made of the island's typical Marés sandstone convey the traditional flair of the Mediterranean island. Many small boutiques, galleries, restaurants and cafes form the heart of the town. The colorful market day takes place here on Wednesdays and Saturdays.

Particularly worth mentioning in the area: the natural park & beach of Cala Mondrago with two beautiful bays, the Vall d'Or golf course, various marinas and coastal resorts such as Portopetro, Cala D'Or and Portocolom and the dreamy bays of Cala Santanyí & Cala Llombards.

## images

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living area





entry



terrace



pool





kitchen



bedroom



bath



bedroom



bedroom



