

**Santanyi**  
Objekt-Nr. 121846



PORTA MALLORQUINA®  
Your home. Our passion.

## Authentic town-house with patio and separate building plot in the centre of Santanyi

living space: 367 m<sup>2</sup>  
Perceel: 704 m<sup>2</sup>  
Slaapkamers: 4  
Badkamer: 3  
Uitzicht op zee: -

LABEL\_ENERGIEKLA in voorbereiding  
SSE:

**Prijs: € 1.470.000,-**



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### Objektbeschrijving:

Dating from the year 1940, this authentic village-house is characterised by its Mallorcan character and special charm and offers great potential to become a real gem of a property. Due to its privileged location in the village it is only a few minutes walk from the lively market square of Santanyi.

Entry is on the ground floor via a large entrance hall, which leads directly into a spacious dining room connecting with the living room with cosy fireplace. The separate kitchen has direct access to an inner patio, and also on this level are 2 bedrooms and a bathroom.

The first floor can be reached by both an interior staircase, or external stairs which lead from the patio. This level consists of a double bedroom, a shower-bathroom, an office,, and a large, authentically-charming loft-room. Natural-stone walls create a special atmosphere, with high ceilings providing a pleasant feeling of spaciousness. Here there is also a large terrace offering a tranquil and private retreat.

An original patio enchants with its Mediterranean plants, and houses a further kitchen which invites to convivial get-togethers, perfect for alfresco dining with family and friends. To the rear of the patio is a covered terrace which would be ideal for use as a barbecue zone. Here there is also a guest apartment with its own bathroom.

Also offered for sale is a separate adjoining plot of land of 340 sqm which now houses a garage, and which makes possible diverse development possibilities in the centre of the village, according to the wishes of the new owners. These include, for example, enlarging the garden, applying for permission to build a pool, or constructing a new, separate, modern house. This makes the property an excellent investment! This plot can be purchased together with the aforementioned property, or purchased separately (reference no. 121846B).

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### Locatie en omgeving:

Santanyi in the southeast of Mallorca is among the most popular villages of the island and has resisted over centuries Romans, Arabs and pirates. The beautiful small city with its golden façade of sandstone is elevated from the green surrounding and attracts tourists as well as residents on Wednesdays and Saturdays to the colourful weekly market. Around the Plaza Mayor, there are various cafés and restaurants offering a broad culinary selection. The surrounding narrow streets with beautiful shops invite you to stroll.

The natural preserve of Mondragó is nearby offering numerous routes for hikers, whereas the idyllic bays at the east coast, as Cala Santanyi or Cala Llombarts are perfect for bathing. The harbour of Portocolom and the golf course of Vall d'Or are at a short distance.

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All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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