

Arta  
référence du bien 118196



PORTA MALLORQUINA®

Your home. Our passion.

Wonderful country estate with exceptional views and ample possibilities in Arta

séjour:	369 m <sup>2</sup>	piscine:	-
terrain :	254.349 m <sup>2</sup>	energy certificate:	en proceso
chambres:	4		
salles de bain:	3		
vue sur la mer:	-	<b>prix:</b>	<b>€ 5.500.000,-</b>



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## description:

This extensive country property offers absolute privacy and indescribably beautiful views over the whole of the bay of Alcudia. It is situated within easy reach of Arta and Colonia San Pere.

It contains a classic-style finca dating from 1999, together with 2 smaller buildings which could easily be converted into compact guest houses. A pool can be constructed by the new owners in the location of their choice and according to their own personal requirements..

There is also a plot of approx. 50.000 sqm, also offering beautiful views which could be separated and constructed up to an area of approx. 300 sqm.

The main house has a living area of 208 sqm on the first floor, distributed over a living room with fireplace, the kitchen, dining area, 3 bedrooms and 2 bathrooms. Housed on the 2nd level with 109 sqm is a bedroom with en-suite bathroom, a dressing room, library, a further bathroom and a laundry room with access to an approx. 20 sqm terrace.

In front of the house is a very stylish garage of 56 sqm, and at the rear of the house is a further building of approx. 36 sqm, both of which could be converted into guest houses.

The finca has its own water source, and the ground is very fertile and is currently planted with almond, carob, fig and olive trees. This cultivation is supported by subsidies and the harvest is sold to a cooperative. Wine growing or keeping horses would also be possible.

Electricity is generated by solar power; with a diesel generator for emergency power.

The beautiful natural beach of Sa Canova is only a few minutes drive away.

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## localisation & environnement:

Artà is situated in the northeast of the island, a good part of the municipality is part of the natural park "Parque Natural de Llevant". It belongs to the few municipalities of Mallorca that still have natural wide sandy beaches. About 7000 inhabitants live in the 140 km<sup>2</sup> large municipality area. The landmark, the church of Sant Salvador with its thick walls, looks proudly down to the village and can be seen for miles around.

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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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