

**Sant Joan**  
référence du bien 121937



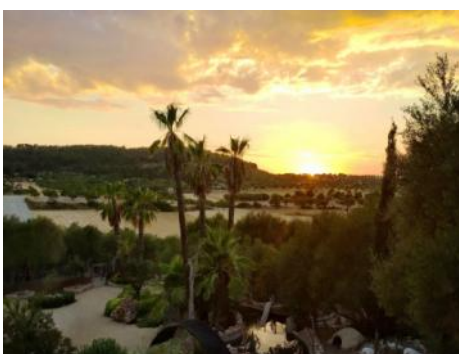
  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Finca in Sant Joan-a magical oasis of tranquillity and nature

séjour: 240 m<sup>2</sup>  
terrain : 13.000 m<sup>2</sup>  
chambres: 4  
salles de bain: 2  
vue sur la mer: -

piscine: ✓  
energy certificate: c

**Prix plus élevé\*: € 20.000,-**



\* Agency fee: 1.7 monthly rent plus 21% VAT  
Location de longue durée se réfère à une durée d'au six mois.

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### description:

This unique finca-property is situated in the heart of Mallorca and is available for short-term rental from a period of 6 months. Offering a perfect combination of comfort and surrounding nature, the finca stands on a plot of 13.000 sqm with a living space of 240 sqm including 4 bedrooms, 2 bathrooms and an additional organic outdoor WC. The house is completely self-sufficient, without a water or electricity connection. The electricity is supplied by 24 solar panels with battery storage and an emergency generator, and the water supply is from a private water source.

On the ground floor are 3 bedrooms on different levels, a gallery room (usable as an office, meditation room or additional bedroom), 2 living rooms, a fully equipped kitchen and a large wood-burning stove which heats the main areas of the house in winter. Partial underfloor heating and two further wood-burning stoves provide additional warmth.

On the upper level is a luxurious master suite with its own bathroom, walk-in wardrobe, oversized bed and bathtub, and a roof terrace with sun lounger. Smaller highlights, such as a heated mirror in the master bathroom, provide additional comfort. The exceptional property would be ideal for yogis or creatives as there is a large oriental camping area with diverse chill-out zones.

The outdoor facilities are equally impressive: a 15 x 4 m saltwater pool, a pink pond with palm trees and hanging chairs, various terraces, an organic vegetable garden and a ritual cottage offer plenty of space for relaxation. There are also fitness areas, a large chicken coop, an equipment room and even a pet cat called "Panamá".

Modern amenities include Wi-Fi via 2 Starlink routers and a SONOS MOVE sound system with additional speakers in the house.

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### localisation & environnement:

Sant Joan is a charming village in the center of Mallorca, known for its tranquility and traditional Mallorcan atmosphere. It is located off the main tourist trail and offers an authentic insight into rural life on the island. The architecture of the village is characterized by historic buildings and there are a variety of local stores, cafés and restaurants. The weekly market takes place every Thursday morning, offering fresh local produce and artisan goods. Sant Joan is surrounded by picturesque landscapes and fields, ideal for nature and culture lovers. Thanks to its central location on the island, almost all areas of Mallorca can be reached in no time at all - be it the airport, Palma, the festival park, the mountains or one of the beautiful bays by the sea, which are only around half an hour away.



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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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN  
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Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO <sub>2</sub> / m² año
A más eficiente		
B		
C	74.70	17.60
D		
E		
F		
G menos eficiente		

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