

**Santanyi**  
référence du bien 078006



PORTA MALLORQUINA®  
Your home. Our passion.

## Townhouse with Holiday Rental License in the Heart of Santanyi

séjour: 224 m<sup>2</sup>  
terrain : 287 m<sup>2</sup>  
chambres: 3  
salles de bain: 2  
vue sur la mer: -

energy certificate: en proceso

**prix: € 1.350.000,-**



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### **description:**

This recently renovated townhouse is located in the center of the charming market town of Santanyi in the southeast of Mallorca. It offers a constructed area of approximately 224 sqm distributed over 2 floors, set on a plot of around 287 sqm. Numerous cafés, restaurants, supermarkets, and fashion boutiques can be found in the immediate vicinity.

This townhouse perfectly combines traditional Mallorcan flair with modern, contemporary interiors – a true eye-catcher.

As soon as you enter the house, you are impressed by the light-filled entrance area with its high ceilings and exposed wooden beams. Modern tiles and a harmonious color scheme in the hallway create a pleasant and welcoming atmosphere. To the right of the hallway is one of the 3 bedrooms. The ground floor also features the dining area with an adjoining storage room, as well as the tasteful semi-open kitchen. From the kitchen, you enter the cozy living area, flooded with Mediterranean light, which stands out with its typical Mallorcan stone walls and large floor-to-ceiling windows. From the living room, you have direct access to the approximately 48 sqm patio, which also includes an outdoor WC.

On the upper floor of this stylish property, you will find a small TV room and two additional bedrooms, which share a shower bathroom en suite.

Another highlight of the house is the large garden adjoining the courtyard, as well as a 5 x 3 m above-ground pool that guarantees welcome refreshment on hot days.

The fully air-conditioned townhouse includes a garage and offers fiber-optic internet connection and satellite TV. The furnishings of this attractive property can be purchased upon request, allowing you to move into your new home immediately. There is also the possibility to extend the property by adding another floor.

A special highlight of this property is the rental license for up to 6 people.

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## localisation & environnement:

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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