

**Santanyi**

référence du bien 121987



PORTA MALLORQUINA®

Your home. Our passion.

## Charming villa with 2 separate living units, pool and barbecue zone in Cala Santanyi

séjour: 156 m<sup>2</sup>

energy certificate: e

terrain : 396 m<sup>2</sup>

chambres: 4

salles de bain: 2

vue sur la mer: ✓

**prix: € 1.520.000,-**



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### description:

Experience the Mediterranean dream in this wonderful villa, situated in a very desirable location in Cala Santanyi !! The charming property offers a unique living experience and impresses with 2 separate living units. Built in 1976, the villa was recently completely renovated using only the highest-quality materials. It is located only a few minutes away from the turquoise-blue bay of Cala Santanyi and from the lively village of the same name.

Standing on a plot of approx. 396 sqm the house has a constructed area of 156 sqm. Each of the 2 living units includes 2 double bedrooms, a bathroom, pre-installation for a kitchen, and a spacious living/dining area with fireplace. The unit on the ground floor also has a charming winter-garden with views over the garden, whereas the upper living unit offers a covered terrace with inviting seating. Further features of the villa include air conditioning and gas-fired central heating, so that pleasant temperatures are assured throughout the year.

A further highlight is presented by a roof terrace which has beautiful views over the rooftops and the green surroundings as far as the mountains.

In the external area is the pool with large sun terrace, inviting to relax and enjoy the Mallorcan sun. At the rear is a separate barbecue zone presenting the perfect place for convivial evenings and alfresco dining with family and friends.

Please do not hesitate to contact us for further information.

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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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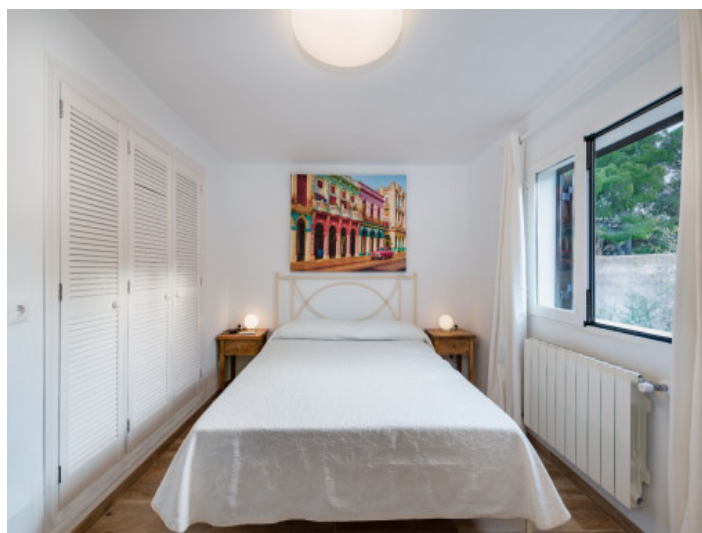


All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

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Escala de la calificación energética	Consumo de energía kWh/m² año	Emisiones kg CO <sub>2</sub> /m² año
A más eficiente		
B		
C		
D		
E	156.30	38.20
F		
G menos eficiente		

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