

## Cala Santanyi

référence du bien 122758



PORTA MALLORQUINA®

Your home. Our passion.

Chalet with holiday rental license for 10 people, just a few meters from Cala Santanyi beach

séjour: 205 m<sup>2</sup>  
terrain : 516 m<sup>2</sup>  
chambres: 5  
salles de bain: 4  
vue sur la mer: ✓

energy certificate: en proceso

**prix: € 1.250.000,-**



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### **description:**

This charming chalet is located in a quiet single-family home area - less than 300 meters from the beach. The location is one of the most popular vacation regions in Mallorca and offers ideal conditions for both owner-occupiers and investors.

Highlights include the combination of an excellent location, spacious garden with pool, sea views from the roof terrace and an existing vacation rental license for up to 10 people.

A total of four separate residential units are spread over a constructed area of approx. 205 m<sup>2</sup>, each with its own access - ideal for flexible usage concepts. On the first floor is the main living area with living and dining room, kitchen, 2 bedrooms and a bathroom. There is also a further bedroom on this level with access via the terrace and its own bathroom.

The upper floor is accessible via an external staircase and houses 2 further units: One unit has an eat-in kitchen, bedroom, bathroom, as well as its own balcony and terrace. The second unit is located in the tower area and consists of a bedroom with its own bathroom.

The property is surrounded by a lush garden. There are several storage rooms around the house, a parking space and a spacious pool with stair access. A separate outdoor shower, a cozy seating lounge and an outdoor bar right by the pool create the perfect ambience.

The property is habitable, but requires extensive refurbishment in the medium term. After appropriate modernization, this property offers enormous potential. The well thought-out room layout is ideal for large families or groups, as everyone can enjoy their own retreat. Thanks to the existing vacation rental license for 10 people, the property is particularly attractive for investors or owner-occupiers who would like to use the property temporarily themselves and rent it out profitably the rest of the time.

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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 Llobarts 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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