

Santanyi
référence du bien 122842




PORTA MALLORQUINA®
Your home. Our passion.

Mediterranean Townhouse in a Prime Location in Santanyi with Pool, Garden & ETV Licence

séjour: 318 m²
terrain : 440 m²
chambres: 4
salles de bain: 3
vue sur la mer: -

energy certificate: e

prix: € 1.545.000,-



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description:

This exceptional townhouse combines the authentic charm of Mallorca with generous living space and the rare advantage of a central yet peaceful location. Situated on a quiet side street, the property is just a few minutes' walk from the popular market square of Santanyi.

The traditional Mallorcan natural stone façade immediately reflects the unique character of this charming home.

Offering approximately 318 m² of living space over two floors, the property features four generously sized bedrooms. On the ground floor, an inviting entrance hall leads to two bedrooms, one on each side. Straight ahead, the bright living and dining area opens up, with the separate kitchen conveniently adjoining. This level is completed by a bathroom and a guest WC.

A particular highlight is the impressive winter garden of approximately 56 m². Thanks to its large glazed windows and pellet stove, this inviting space can be enjoyed comfortably throughout the entire year.

The first floor features an exceptionally spacious second living room, offering a variety of possible uses, such as a family lounge, library, or home office. Two additional bedrooms and a shared bathroom complete this level.

The approximately 260 m² garden is a true rarity for a townhouse in such a central location. Enclosed by beautifully crafted natural stone walls, it features an approximately 32 m² swimming pool, several seating areas, and a dedicated barbecue area.

The property is equipped with multiple air conditioning units, oil-fired central heating, and a pellet stove, ensuring comfortable year-round living.

Another outstanding feature is the existing ETV holiday rental licence for up to eight guests. This makes the property ideal not only as a permanent residence or second home but also as an excellent investment opportunity with attractive year-round holiday rental potential.

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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.

PORTA MALLORQUINA • THERESIENSTR.: 81, 80333 MÜNCHEN
TEL. +34 971 698 242 • INFO@PORTAMALLORQUINA.COM

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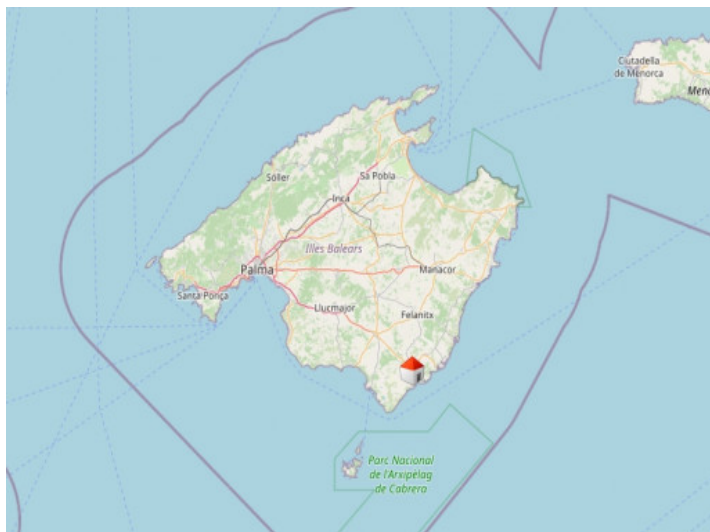
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Escala de la
calificación energética

Consumo de energía
kWh/m² año

Emisiones
kg CO₂/m² año

A más eficiente		
B		
C		
D		
E	65.00	55.30
F		
G menos eficiente		

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