Santanyi
référence du bien 123022



PORTA MALLORQUINA®
Your home. Our passion.

Fully Renovated Townhouse in a Central Location in Santanyí with Garden and Pool

séjour:	222 m²	energy certificate:	en proceso
terrain :	262 m²		
chambres:	2		
salles de bain:	3		
vue sur la mer:	-	**prix:**	**€ 1.850.000,-**







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description:

Located just 250 metres from the lively centre of Santanyí, this modern, fully renovated townhouse combines contemporary living with the charm of traditional Mallorcan architecture. The property occupies a plot of approximately 262 m^2 and offers a total built area of around 222 m^2. Its modern design is complemented by numerous original features that have been carefully preserved, giving the house its distinctive character.

A particular feature is the entrance area: from the street, you first enter a charming small patio, which leads to the hallway and staircase. The ground floor continues with a spacious living area. Opposite is the open-plan kitchen with an integrated dining area and direct views of the private garden, creating a pleasant and functional living space.

This floor is completed by a guest toilet and a practical storage room. The private garden provides a secluded outdoor space in the heart of the town and features a swimming pool with a water surface of approximately 18 m^2.

The upper floor comprises two spacious bedrooms, each with its own en-suite bathroom. One of the bedrooms has a private balcony overlooking the garden. The second bedroom also features a separate small room, which is ideal for use as a home office or workspace.

The townhouse also offers modern technical features for year-round comfort. These include air conditioning and underfloor heating powered by an energy-efficient aerothermal system. The property's good insulation further contributes to energy efficiency and overall living comfort.

A well-balanced combination of modern comfort, traditional architectural character and private outdoor space, in a central location in one of the most attractive villages in the southeast of Mallorca.

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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localisation & environnement:

Santanyí 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 Santanyí 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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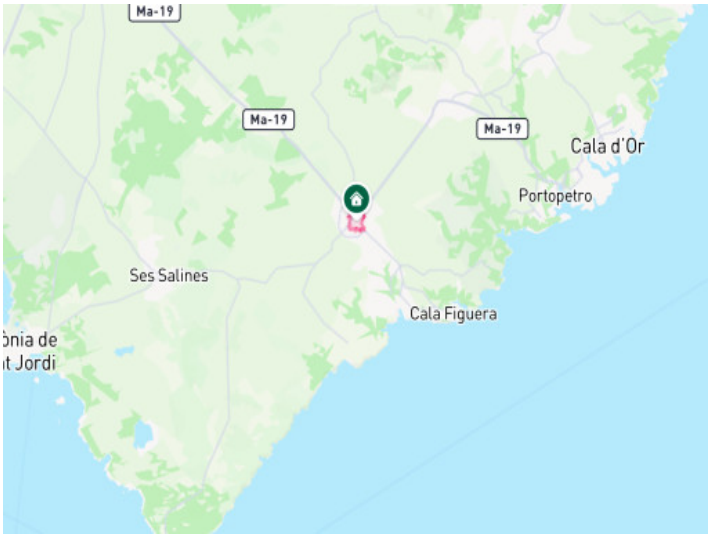


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