

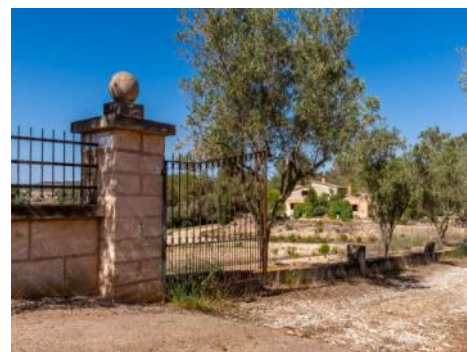
**Sant Joan**  
référence du bien 121644



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Rustic finca with views and great potential near Sant Joan

séjour:	390 m <sup>2</sup>	piscine:	-
terrain :	30.350 m <sup>2</sup>	energy certificate:	en proceso
chambres:	3		
salles de bain:	1		
vue sur la mer:	-	<b>prix:</b>	<b>€ 795.000,-</b>



## Sant Joan

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### **description:**

This charming, rustic finca is situated on a slightly hilly plot offering wonderful views of the surrounding countryside. The tranquil location presents an oasis of relaxation, although the area is well connected and close to the idyllic villages of Sant Joan and Villafranca de Bonany.

The original part of the main house, which has a living space of approx. 200 sqm, dates back to 1858 and exudes great historical charm. It requires, however, complete renovation offering the opportunity to realise the individual dreams and requirements of its new owners.

On the ground floor is a spacious kitchen, a living room and a bathroom, with an approx. 50 sqm covered terrace with outdoor kitchen and original wood-burning stove inviting to spend pleasant evenings outdoors.

The upper floor offers great potential, with 2 smaller and one larger room which could be replaced by 3 bedrooms and 2 bathrooms with the freedom to combine the rustic character of the house with modern amenities.

A further highlight is an outbuilding with an area of approx. 100 sqm, which is already declared as living space and can be developed accordingly, whether for use as guest accommodation, a studio or additional living space etc.

The finca also has its own water supply and is connected to mains electricity. In addition, a project for the construction of a pool has already been submitted, promising refreshing time on hotter summer days.

This lovely rustic finca combines historical elements with the opportunity to create a modern, comfortable home in a quiet yet well-connected location. Take the opportunity to breathe new life into the property with a comprehensive renovation, and transform it into your own personal holiday or permanent Mediterranean paradise.

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### localisation & environnement:

Sant Joan is a municipality, situated in the center of the island in an area that is called Pla de Mallorca. The town was founded in the 13th century and is bordered by the municipalities of Petra, Porreres, Montuiri, Lloret de Vistalegre, Sineu and Villafraca. There aprox. 2000 habitants.

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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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