

## Santa Eugenia

référence du bien 121082



Antique and individual village house in Santa Eugenia, with a 250 sqm, pool, available from July 5th - October 7th 2024

séjour:	250 m <sup>2</sup>	energy certificate:	en proceso
terrain :	450 m <sup>2</sup>		
chambres:	3		
salles de bain:	3		
vue sur la mer:	-	<b>Prix plus élevé*:</b>	<b>€ 4.700,-</b>



\* Agency fee: 1.7 monthly rent plus 21% VAT  
Location de longue durée se réfère à une durée d'au six mois.

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### **description:**

Discover the unique flair of this over 250-year-old house, which promises a very special atmosphere with its approx. 250 square meters. The focus here is on individuality and history, and each room tells its own story.

The saltwater pool, which can be heated, invites you to relax amidst the charming ambience. 2 bedrooms, each with en-suite bathrooms and terraces, offer retreats. A further bedroom above the living room opens onto its own terrace and another bathroom.

In the kitchen, with electric underfloor heating, there are not only modern amenities, but also the charm of a fireplace. The total of 4 fireplaces, including an impressive fireplace in the living room, lend the house a cozy warmth. The historic walls not only guarantee a visual journey into the past, but also effective insulation.

The history of the house, which was once conceived as one large estate and was later divided up by 3 families, gives this place added depth. Your part, the middle one, will delight you with its charm.

With oil central heating, wifi and air conditioning in the bedroom, the house offers the comforts of modernity. A garage completes the ensemble and there is space for practical storage.

The love of individuality is reflected in every detail, and this house invites you to experience a very personal season in a charming and timeless home.

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### localisation & environnement:

Hidden amidst the picturesque beauty of Mallorca lies Santa Eugenia, a town whose historical heritage comes alive in its cobbled streets and charming stone houses. Nestled in the idyllic wine-growing region, this village offers everything for everyday life: from three cosy restaurants tempting you with local delicacies to small stores selling handmade treasures and regional specialties. Sports enthusiasts will also find their paradise here, whether hiking through the rolling hills or exploring the cycle paths along the vineyards.

What makes Santa Eugenia special is its multicultural community, which includes local Mallorcans as well as people from all over the world. Here, local traditions are proudly preserved, yet there is no trace of the typical tourist hustle and bustle.

The neighboring district of Ses Alqueries, where the estate is located, is a true jewel of historical heritage, as it is a protected monument and bears witness to times gone by full of stories and secrets. And yet Santa Eugenia is only a short 15-minute drive from the vibrant capital city of Palma. For those who want to enjoy the city's amenities, a bus stop right next to the house offers a convenient connection that will take you to the center of Palma in less than half an hour. In addition, Santa Eugenia is also well connected to the surrounding towns, making it an ideal base for exploring in all directions.

Here, in the midst of this lively heartbeat of the island, you can experience Mallorca in all its diversity and beauty, nestled between tradition and modernity, history and progress.

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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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