

**Santanyi**  
référence du bien 121119



For Mallorca enthusiasts - Renovated, traditional passive townhouse with patio and pool in the heart of Santanyi for temporary rental

séjour:	309 m <sup>2</sup>	energy certificate:	b
terrain :	414 m <sup>2</sup>		
chambres:	5		
salles de bain:	2		
vue sur la mer:	-	<b>Prix plus élevé*:</b>	<b>€ 3.000,-</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:**

Available from 01.10.24 for seasonal rental only

This gem with the name "Ca Sa Mare" is located in the center of Santanyi. It is only a few minutes' walk from the lively market square. The house was completely renovated in 2013 under 'passive construction'. During the renovation, the traditional elements and thus the unique character of the traditional village house were preserved. In addition, great emphasis was placed on maximum comfort and energy efficiency.

The result is a unique gem!

A spacious entrance area welcomes you on the first floor. A traditional round arch leads you into the bright and cozy living area. Next to it is a spacious kitchen with dining area and another open room, which is currently used as a playroom. From the kitchen you have direct access to the terrace, which is ideal for breakfast. There is also a bathroom and a single bedroom on the first floor.

The staircase leads to the upper floor. It has 3 spacious double bedrooms and a bathroom. There is also the possibility of creating another bathroom on this floor.

The spacious inner courtyard is the center of the house. Various terraces invite you to relax. A few steps lead down to the pool. The sunbathing lawn and a lemon tree underline the Mediterranean feel.

Another highlight is the separate guest room in the inner courtyard. Here, your guests can live independently and have direct access to the garden. There is another room next to it that has not yet been converted. There is the possibility of easily creating another studio here.

This house definitely offers enough space for the whole family!

During the renovation, great importance was attached to good thermal insulation with ecological materials, which were applied from the inside in order to preserve the traditional stone façade.

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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.

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Escala de la calificación energética	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> /m <sup>2</sup> año
A más eficiente		
B	35.40	10.90
C		
D		
E		
F		
G menos eficiente		



Exposición: norte-nordeste



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