

**Santanyi**  
référence du bien 121846A



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

## Traditional village-house with patio in a privileged location in Santanyi

séjour:	331 m <sup>2</sup>	energy certificate:	en proceso
terrain :	331 m <sup>2</sup>		
chambres:	4		
salles de bain:	3		
vue sur la mer:	-	<b>prix:</b>	<b>€ 995.000,-</b>



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### **description:**

Dating from 1942, this lovely townhouse impresses with its traditional, authentic character and its prime location, standing on a plot of approx. 331 sqm located in the centre of Santanyi. It offers the perfect combination of convenient urban life together with a tranquil, private retreat. The lively market square and exclusive restaurants are only a few minutes' walk away.

Upon entering the property the Mallorcan charm immediately makes itself felt, with a large entrance area providing direct access to both the house and to an adjoining patio with Mediterranean plants and flowers.

Distributed over the ground floor is a bright dining room, a cosy living room with a fireplace assuring cosy hours with pleasant temperatures on cooler days, and the separate kitchen providing direct access to a romantic patio. Also on this level are 2 bedrooms and a bathroom. All the rooms offer great potential.

The upper floor is accessed via an internal staircase or stairs from the patio, and houses a further double bedroom, a shower-bathroom, an office, and a spacious and very charming loft room. Traditional natural-stone walls and high ceilings create a special Mallorcan ambience, and a large terrace provides a quiet and private retreat.

The original Mallorcan patio enchants with its Mediterranean plants, and presents a place where the Mallorcan flair can be enjoyed to the full. There is also a further kitchen with an an inviting seating area, and a covered terrace at the rear which could made into a lovely barbecue area. A separate guest apartment with its own bathroom completes this exceptional property.

The possibility is also given to purchase the adjoining plot. (Ref. no. 121846B, or as a complete package ref. no. 121846)

This opportunity offers great potential and a multitude of possible uses.

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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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