

Sineu

référence du bien 122188



PORTA MALLORQUINA®

Your home. Our passion.

Stylishly renovated finca with far-reaching views, in-law suite, garage and pool near Sineu

séjour:	428 m <sup>2</sup>	energy certificate:	a
terrain :	17.185 m <sup>2</sup>		
chambres:	4		
salles de bain:	6		
vue sur la mer:	-	<b>prix:</b>	<b>€ 1.850.000,-</b>



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### **description:**

This charming finca was extensively renovated in 2022/2023 and is set on a spacious plot of approximately 17,185 sqm, just a few minutes from the picturesque village of Sineu. The property combines rustic charm with modern living comfort and offers breathtaking panoramic views over the surrounding countryside.

The ground floor welcomes you with a generous entrance area, a bathroom with a bathtub, and a bedroom that can also be used as an office. The bright and airy living area with a fireplace flows harmoniously into the dining area and the fully equipped kitchen. From here, you have direct access to the sunny southeast-facing terrace – perfect for relaxing hours outdoors.

Upstairs you'll find the master bedroom with en-suite bathroom and walk-in closet, 2 additional bedrooms, 2 more bathrooms, as well as a cozy living area with a separate kitchenette – ideal for guests or family. Both sleeping areas offer direct access to the spacious outdoor terrace featuring a summer kitchen, an outdoor bathroom, and the impressive 50 sqm pool. From here, there is direct access to the garage.

A separate annex houses another bathroom, a workshop, and a technical room. In addition, there is a large casita that accommodates the modern solar system, which was recently expanded.

Additional features include: hot/cold air conditioning, underfloor heating (hot/cold), double-glazed windows, and a private well.

This finca is a true gem for nature lovers and those seeking peace and tranquility, who also value comfort and privacy – all in an idyllic location with perfect access to the authentic heart of Mallorca.

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## localisation & environnement:

Sineu is geographical the central village of Majorca and is situated in the region Es Plà. One of the attractions is the church Nuestra Senyora de los Angeles or the convent Convento de las Monjas. The main attraction is the weekly cattle and art market. Sineu has 3000 inhabitants.

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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

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		5.13
B		
C		
D		
E		
F		
G menos eficiente	322.09	

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