

## Cala Santanyi

référence du bien 117999



PORTA MALLORQUINA®

Your home. Our passion.

## Charming chalet with garden-oasis in Son Moja

séjour:	82 m <sup>2</sup>	piscine:	-
terrain :	532 m <sup>2</sup>	energy certificate:	g
chambres:	2		
salles de bain:	1		
vue sur la mer:	-	<b>prix:</b>	<b>€ 530.000,-</b>



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### **description:**

This enchanting chalet is located in a quiet area of Son Moja, only a short distance from the turquoise-blue bay of Cala Santanyi.

It has a living space of approx. 82 sqm distributed over only one level. An open living/dining area with fireplace provides the perfect place to relax, and from here there is access to a winter-garden, a very pleasant place at all times of the year with beautiful views over the Mediterranean garden. An arch in the dining area connects with the fully equipped kitchen. The chalet also has 2 bedrooms with built-in wardrobes, and a bathroom, and to the rear is a storage room.

An outside staircase leads to the large roof terrace from where beautiful panoramic views as far as the mountains can be enjoyed.

The Mediterranean-style garden has been laid out paying great attention to detail and forms a real oasis with absolute tranquility and ample Mallorcan sunshine. A separate barbecue area invites to convivial evenings with the whole family and friends, with complete privacy thanks to the lush green plants..

Further features includes air conditioning in the bedrooms, electric radiators, double-glazed windows and fiber-optic wifi.

A project for a 4 x 7 metre pool and an addition to the upper level has already been submitted.

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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		
C		
D		
E		
F		
G menos eficiente	308.36	90.30

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