Santanyi
Объект № 122842

PORTA MALLORQUINA®
Your home. Our passion.

Mediterranean Townhouse in a Prime Location in Santanyí with Pool, Garden & ETV Licence

жилая площадь:	318 m²	Энергетическая сертификация:	e
участок:	440 m²		
спальни:	4		
санузел:	3		
вид на море:	-	**цена:**	**€ 1.495.000,-**

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Описание объекта:

This exceptional townhouse combines the authentic charm of Mallorca with generous living space and the rare advantage of a central yet peaceful location. Situated on a quiet side street, the property is just a few minutes' walk from the popular market square of Santanyí.

The traditional Mallorcan natural stone façade immediately reflects the unique character of this charming home.

Offering approximately 318 m^2 of living space over two floors, the property features four generously sized bedrooms. On the ground floor, an inviting entrance hall leads to two bedrooms, one on each side. Straight ahead, the bright living and dining area opens up, with the separate kitchen conveniently adjoining. This level is completed by a bathroom and a guest WC.

A particular highlight is the impressive winter garden of approximately 56 m^2. Thanks to its large glazed windows and pellet stove, this inviting space can be enjoyed comfortably throughout the entire year.

The first floor features an exceptionally spacious second living room, offering a variety of possible uses, such as a family lounge, library, or home office. Two additional bedrooms and a shared bathroom complete this level.

The approximately 260 m^2 garden is a true rarity for a townhouse in such a central location. Enclosed by beautifully crafted natural stone walls, it features an approximately 32 m^2 swimming pool, several seating areas, and a dedicated barbecue area.

The property is equipped with multiple air conditioning units, oil-fired central heating, and a pellet stove, ensuring comfortable year-round living.

Another outstanding feature is the existing ETV holiday rental licence for up to eight guests. This makes the property ideal not only as a permanent residence or second home but also as an excellent investment opportunity with attractive year-round holiday rental potential.

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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Месторасположения и окрестности:

Santanyí 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 Santanyí 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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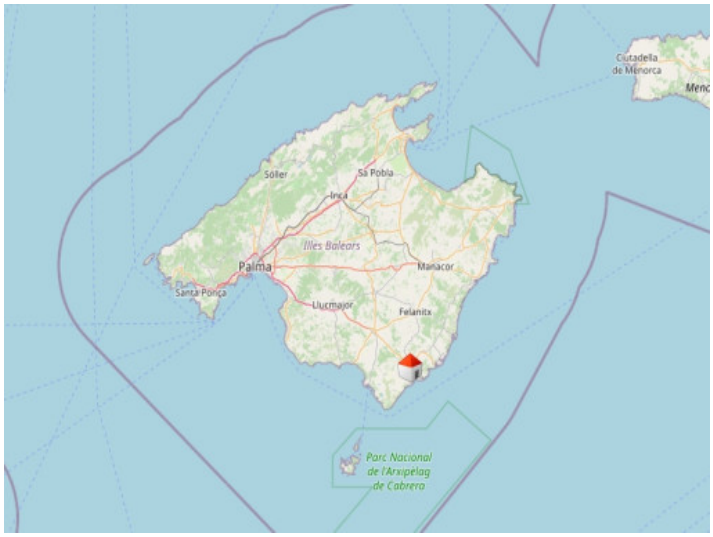

Escala de la calificación energética	Consumo de energía kWh / m² año	Emisiones kg CO_2 / m² año
A más eficiente		
B		
C		
D		
E	65.00	55.30
F		
G menos eficiente		

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