

## Cala Santanyi

search for property MAL-113069



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## Modernise, move in, and feel good - villa with tower close to the beach of Cala Santanyi-purchase

constructed area:	190 m <sup>2</sup>	energy certificate:	e
plot area:	330 m <sup>2</sup>		
bedrooms:	3		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 380,000.-</b>



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### Details:

This beautiful Mediterranean villa with tower is situated in the popular Cala Santanyi and is just a 4 minute walk from the lovely sandy beach.

It has 2 separate levels, a cellar area and a roof terrace with fantastic sweeping views of the adjoining green zone and the surrounding chains of hills.

It stands on a low-maintenance plot with numerous natural-stone terraces offering both sunny and shady places to relax.

The ground floor is distributed over a living/dining area in the tower with access to a covered terrace with a small outdoor kitchen. The kitchen, bathroom, bedroom and study are grouped around this room.

Access to the upper level is by means of its own entrance via an outside staircase, so that guests are completely independent and private. Also in the tower on this level is a living/dining area with Mediterranean kitchenette. A small corridor leads to the bedroom and the bathroom.

The property has all amenities needed for use all year round including:

- 2000 l rainwater cistern for garden irrigation
- Oil-fired central heating with 2000 Litre oil-tank capacity in the cellar
- Separately-programmable heating on each of the 3 levels and the cellar
- 2 wood-burning fireplaces on the ground and upper floors
- PVC windows and doors by Schüko with double glazing
- Mosquito screens on the windows and new country-house style interior doors
- Gas oven and hobs with extractor hoods
- Thermal insulation exterior walls

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### Location & surrounding area:

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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Sunny terrace



Roof terrace with panoramic views



Living area with fireplace



Bright dining area



Dining area and open kitchen



Further kitchen



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Spacious bedroom



Further bedroom



One of 3 bathrooms



One of 3 bathrooms



Terrace with exterior kitchen



Charming terrace

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Exterior view of the property