

Santanyi

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For enthusiasts-renovated traditional passive town-house with patio and pool in the centre of Santanyi

constructed area: 309 m²

energy certificate: b

plot area: 414 m²

bedrooms: 5

bathrooms: 2

sea view: -

price: € 1,190,000.-



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Details:

This gem of a property is called 'Ca Sa Mare' and is situated in the very centre of Santanyi, only a few minutes walk from the market square. It was completely renovated in 2013 and became a 'passive house', although great care was taken to preserve the original elements and the unique character of a traditional village-house, whilst creating the highest level of comfort and energy efficiency.

A unique architectural jewel was the result!

Distributed over the ground floor is a generous entrance area, from where a traditional arch leads into the bright, pleasant living area. Adjacent is the spacious kitchen with dining area and a further, open room which currently serves as a games room. From the kitchen is direct access to the terrace, the ideal place for breakfast. On this level is also a bathroom and a single bedroom.

Stairs lead to the upper level with 3 spacious bedrooms and a bathroom, and it would also be possible to add a further bathroom if required.

The central point of the house is the large inner patio, where diverse terraces invite to relax. Steps lead down to the pool, and lawns with a lemon tree underline the true Mediterranean atmosphere.

A further highlight is the separate guest room in the patio, where guests can live independently with direct access to the garden. Next to this is a further room which has not yet been developed but offers the possibility to be easily turned into a further studio.

In this property there is definitely ample space for the whole family!

During renovation great importance was placed upon thermal insulation using ecological materials, which were fitted internally to preserve the original stone facades.

The passive-house system is based upon the use of natural energy and heat sources, without the use of electrical equipment such as air conditioning and heaters. It assures a pleasant room climate while obstructing the feeling of dampness.

This exceptional village-house has been awarded the energy class 'A', seldom awarded in Mallorca, emphasising its energy-saving capabilities.

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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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Wonderfully laid-out garden with pool



Enchanting and fenced in pool area



Lovely patio with garden and terraces



Large living area with terrace access



Access to the outside and stairs to the upper floor



Spacious patio with outdoor dining area

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Access to the pool and garden area



Modern kitchen and dining area



Further access to the outdoor area



One of 5 bedrooms



One of 5 bedrooms



Bedroom with lots of character

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One of 2 bathrooma



Separate guest room with access from the patio



View from the upper sun terrace



View to the beautiful pool area



View from the upper terrace



Outdoor dining area

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Patio and small garden

