

**Santanyi**  
Объект № 118625



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

Enchanting villa with holiday rental licence only a few metres from the sea near Cala Figuera

|                |                    |                |                      |
|----------------|--------------------|----------------|----------------------|
| жилая площадь: | 289 m <sup>2</sup> | Энергетическая | е                    |
| участок:       | 630 m <sup>2</sup> | сертификация:  |                      |
| спальни:       | 4                  |                |                      |
| санузел:       | 3                  |                |                      |
| вид на море:   | -                  | <b>цена:</b>   | <b>€ 1.180.000,-</b> |



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### Описание объекта:

This enchanting chalet with countryside views is situated in a quiet residential area near to the natural park of Cala Mondrago and to Cala Figuera. The wonderful, turquoise-blue sea and the harbour of Cala Figuera are only a few minutes away.

The lovely, well-maintained chalet has a living space of approx. 240 sqm. On the ground floor is the openly-designed living/dining area, an adjacent, fitted open kitchen with breakfast bar and access to a beautiful terrace with garden views, a double bedroom and a bathroom.

Stairs lead to the upper floor with 3 further light-flooded bedrooms and a bathroom. All bedrooms have access to a private terrace from where wonderful views of the surrounding nature can be enjoyed.

The house has a complete cellar, and a separate guest apartment with a large living area, a bedroom, and a kitchen. The living room accesses a covered terrace with a lovely bbq zone, the perfect shady place to spend convivial time with family and friends during the summer months.

A lovingly laid out exterior area is bordered by a green zone and provides a tranquil oasis surrounded by nature where, thanks to the west-facing orientation, the sunshine can be enjoyed all day long. A large pool with outside shower provides welcome refreshment in summer, and distributed over the whole plot are ample relaxing seating areas.

This exceptional property also has a touristic rental licence for up to 8 persons, making it ideal both for owner occupation and as an investment.

The harbour of Cala Figuera with its cafes and restaurants is only a few minutes walk away, and the beautiful beaches of s'Amarador and Cala Mondrago are easily reached by bicycle.

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### Месторасположения и окрестности:

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 Llobarts 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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| Escaleta 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                                      | 230.60                                      | 57.10   |
| F                                      |   |   |
| G menos eficiente                      |   |   |

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