

**Santanyi**  
Reference 121498



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

## Enchanting natural-stone finca with great charm, private pool and Mediterranean garden in Cap des Moro

constructed area: 120 m<sup>2</sup>  
plot area: 405 m<sup>2</sup>  
bedrooms: 4  
bathrooms: 2  
sea view: -

swimming pool: ✓  
energy certificate: e

**price: € 595,000.-**



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### Details:

This exceptionally charming, natural-stone finca stands on a plot of approx. 400 sqm in the idyllic surroundings of Cap des Moro, adjacent to the Mondrago natural park with its turquoise-blue bays and untouched nature. The popular village of Santanyi is only a short drive away.

Upon entering the plot the absolute privacy and beautiful Mediterranean tree population immediately impress.

Access to the finca is on the ground level with a pleasant living/dining area and adjoining kitchen, with an oven assuring pleasant temperatures on cooler winter days, a bedroom and a bathroom. From the living area there is direct access to an inviting terrace providing the perfect shady place in summer.

Housed on the upper floor is the spacious master bedroom with private terrace providing lovely views over the green surroundings, a further bedroom and a bathroom. Both single bedrooms can be converted into one large double bedroom if required.

In the external area the low-maintenance garden is laid out with Mediterranean plants and trees, with an idyllic pool landscape inviting to relax and enjoy the Mallorcan sunshine.

Further features include underfloor heating promising pleasant comfort throughout the year.

All-in-all a true gem of a property in the midst of nature.

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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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Pool with privacy



Close to the beach



Natural stone walls



Cala Mondrago and Cala S'Almunia



Living area



Dining area

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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Very nice kitchen



Kitchen



Bedroom with private terrace



Terrace from the bedroom



One of 4 bedrooms



Bedroom

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Covered terrace



One of 2 bathrooms



Bathroom



Beautiful spot



Mallorcan country lifestyle

### 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	173.20	50.80
F		
G menos eficiente		

Energy scale

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