

## Cala Santanyi

Reference 115745



PORTA MALLORQUINA®

Your home. Our passion.

### Very well-maintained chalet in Son Moja, Cala Santanyi

constructed area:	109 m <sup>2</sup>	energy certificate:	d
plot area:	572 m <sup>2</sup>		
bedrooms:	1		
bathrooms:	1		
sea view:	✓	<b>price:</b>	<b>€ 346,500.-</b>



## Cala Santanyi

### Reference 115745



### Details:

This very charming chalet, built in 2002, is situated in a quiet location in Son Moja, near to the Cala Santanyi.

The property is accessed via an electric gate leading into the wonderfully laid-out garden with automatic irrigation and many different types of plants. A wonderful sense of well-being is immediately felt here. The scent of the flowers accompanies you to the house which welcomes with its charming covered terrace, inviting you to linger not only during the warm summer months. Upon entering the house you are greeted by the fitted kitchen which opens on to the very spacious living area with all its comforts. A very large bedroom is also accessible from the living room and is fitted with furniture which was custom-made for the room and is characterised by its practicality. The bedroom also has a very large en-suite bathroom.

Further features include a guest-WC, gas central heating, wooden double-glazed windows, fibre-optic internet and a garage offering various options.

At the rear of the house there is a small utility room, the gas storage area, and a storage room. An outside staircase leads up to the spectacular roof terrace with beautiful sea views where the sunshine and the wonderful sunsets can be enjoyed to the full.

Truly the perfect property for those wishing to fulfill a dream.

## Cala Santanyi

Reference 115745



### 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 Llobarts are perfect for bathing. The harbour of Portocolom and the golf course of Vall d'Or are at a short distance



# Cala Santanyi

## Reference 115745



Lovely access to the plot



Mediterranean garden with plam trees



Idyllic terrace in a wonderful garden



Charming, covered terrace



Living area with terrace access



Separate kitchen

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.



Cala Santanyi  
Reference 115745



Double bedroom with bathroom en suite



Large bathroom



Roof terrace with ample space



Sweeping views from the roof terrace



Exterior view of the house



View to the garage

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.



# Cala Santanyi

## Reference 115745



View to the entrance door

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	144.80	31.40
E		
F		
G menos eficiente		

Energy certificate

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.