






CR&S Baleares SL



## 5 Bed Villa

 Land	 m2	 Beds	 Bath
1700	244	5	4

€2,200,000

Ref: Vil-7223

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Avenida Rey Jaime I, 90 - Local 2, 07180 Santa Ponsa, Mallorca, Illes Balears, Spain



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MALLORCA VILLAS AND APARTMENTS SALES

## Description

This fabulous stone country house has been lovingly restored and extended by the current owner, to create contemporary living while maintaining many of its original features and Mallorcan charm. This delightful property is set on a large plot of some 1.700 Sq. Metres with lovely expansive lawned gardens offering unbridled countryside views. The main entrance to the property is through lovely traditional wood doors into the entrance hall which connects both the original house and the new wing and off which is a guest toilet and utility room. To the right down a few steps, we arrive at the bright & very spacious main living area with multiple double-glazed windows and patio doors to two elevations offering lots of light, to one end of this living area is a fully fitted kitchen with integrated appliances and a large center island There is also a state of the art air conditioning and heating system.. The numerous patio doors lead onto the terrace with good sized swimming pool, that has ample space for sun beds, and outdoor dining both open and covered. To the left of the entrance is the 2-storey original house which has been modernized and upgraded but has retained many of its original features. On the ground floor, there are two double bedrooms both with French windows leading onto a courtyard area which also has a covered dining area, the main bedroom has an en-suite bathroom and the second bedroom has an en-suite WC. The first floor has a further two double bedrooms each with en-suite shower rooms, smaller traditional windows, and a pitched roof with beamed ceilings. The property also has electric double gates leading down to an open-hardstanding area and carport for 2 cars, beyond which is the lawned garden, there is also another uncovered dining/sunbathing area on the lower level adjacent to the Parking/Car Port. This is truly an exceptional country style house with a feeling of space & life in the country yet close to the village and as such offering the best of both worlds. The property also benefits from having a holiday rental license.

## Energy Performance Certificate

Awaiting Rating

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