



# PHOENIX MALLORCA

WHERE TRANQUILITY FINDS YOU, SES SALINES & SANTANYI

REF: 820 · Santanyí rural · PRICE: 2.950.000 €



340 m<sup>2</sup>



4



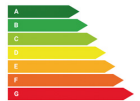
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18.168 m<sup>2</sup>



200 m<sup>2</sup>



In process

## Description

Sa Xorça, rustic house in Santanyi encapsulates the charm and beauty of Mallorca's countryside, providing a timeless retreat for those seeking an authentic and serene lifestyle. Its seamless blend of rustic aesthetics, modern comforts, and idyllic surroundings makes it an exceptional choice for individuals looking to immerse themselves in the rich heritage and natural splendor of this beloved Mediterranean island. It offers cozy bedrooms that provide a peaceful sanctuary for rest and rejuvenation. Each room is meticulously designed with attention to detail, ensuring optimal comfort and tranquility. The retreat spaces, such as reading nooks or meditation areas, offer opportunities for quiet contemplation or simply unwinding in the serene ambiance of the surroundings. This property is a gem nestled amidst breathtaking natural landscapes, golden beaches, and crystal-clear waters. The towns are renowned for their untouched beauty, offering a sanctuary away from bustling tourist destinations. Investing in a luxurious rustic villa in Ses Salines or Santantí provides a chance to own a piece of paradise, surrounded by the serene beauty of the Mallorcan countryside.

GARDEN

CHIMNEY



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#### Details:

- Open floor plan living – dining – kitchen.
- Master bedroom with dressing room and bathroom.
- Two / three guest bedroom suites.
- Two / three car carport.
- Two covered terraces.
- Two open air terraces.
- House keeper room / guest bedroom.

#### Equipment:

- Audio: Sonos system with B & W / Bose speakers in all living, sleeping and terrace areas.
- Two / three fireplaces.
- Windows: rocco wood / iron with double glazing.
- Heating / Air conditioning: Underfloor heating with water circulation, air-water heat pump and solar cells. Individually controlled air conditioning with draft-free installation throughout the house.
- Flooring: marble, natural stone, exclusive wooden floor in sleeping areas, brushed and lined in German Schotten & Hansen quality.
- Pool: saltwater pool, natural stone cladding.
- Master Suite: fireplace, dressing room.
- Master bathroom: Wellness Shower XL, bath, separate toilet with shower toilet, natural stone washbasin.
- Guest bathroom: rain shower, shower toilet, natural stone sink, TV connection.
- Kitchen: Custom-made kitchen with high-quality Gaggenau appliances.
- Security: alarm system, outdoor video surveillance, safes.
- TV reception technology: terrestrial digital and satellite TV in all living and sleeping areas.
- Audio: Sonos system with B & W / Bose speakers in all living, sleeping and terrace areas.
- Furnishing: completely designer furniture ready for occupancy. Decoration and basic equipment.
- Windows: rocco wood / iron with double glazing.
- Garden: old trees and plants, automatic irrigation.

#### Options:

- Pool with automatic pool cover or hydraulic bottom and heated with air-water heat pump.
- Indoor pool with hydraulic floor and countercurrent unit.
- Walk in safe.
- Home cinema.
- Large underground car park.
- Fitness: sauna, steam bath, jacuzzi, technogym equipment, TV.
- Garage: connection for electric cars.
- Wine cellar: Mediterranean style, temperature.

