Santa Maria del Camí – Mitte

# Charming finca with potential near Santa Maria del Camí

***Property ID: ES253745243***

**PURCHASE PRICE:** 1.900.000 EUR • **LIVING SPACE:** ca. 289 m² • **ROOMS:** 6 • **LAND AREA:** 6.859 m²

**Property ID: ES253745243 - 07320 Santa Maria del Camí – Mitte**


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# At a glance

| | |
|---|---|
| Property ID | ES253745243 |
| Living Space | ca. 289 m² |
| Rooms | 6 |
| Bedrooms | 5 |
| Bathrooms | 3 |
| Year of construction | 1995 |
| Type of parking | 5 x Car port, 2 x Garage |

| | |
|---|---|
| Purchase Price | 1.900.000 EUR |
| Condition of property | Well-maintained |
| Equipment | Terrace, Swimming pool, Fireplace, Built-in kitchen |

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# Energy Data

| | |
|---|---|
| Type of heating | Central heating |
| Power Source | Oil |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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# The property

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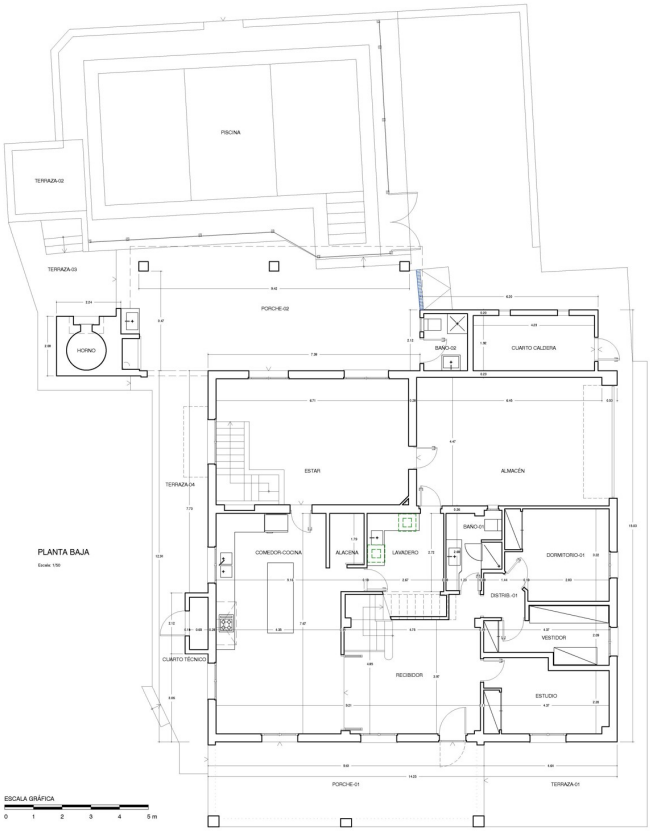
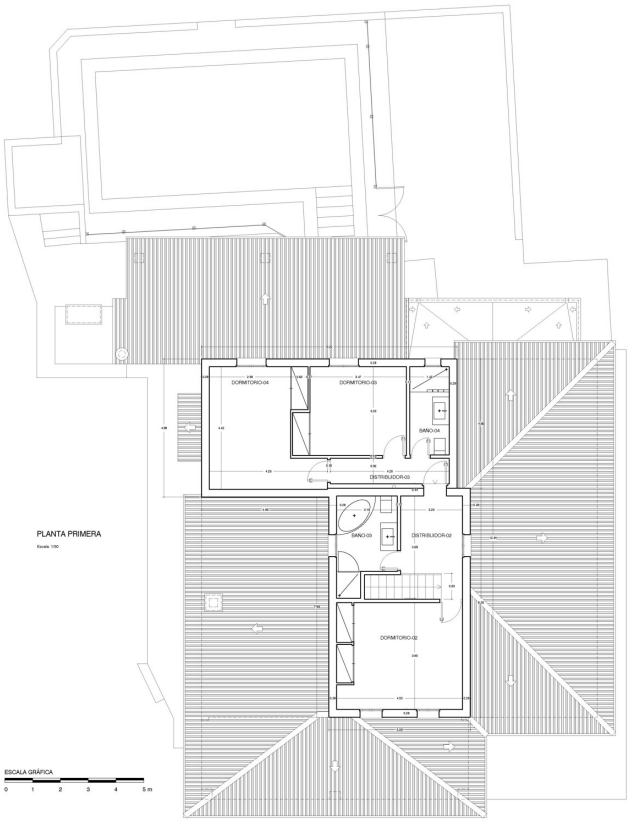
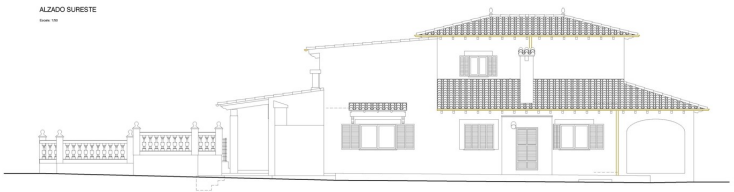
# Floor plans

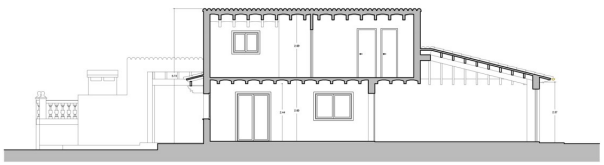




ALZADO SURESTE



ALZADO NOROESTE



SECCIÓN S-02

ESCALA GRÁFICA
0 1 2 3 4 5 m

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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# A first impression

Welcome to your dream finca in Santa Maria del Camí! This exceptional property offers a perfect symbiosis of Mediterranean charm and modern comfort. Built in 1995 and modernized and extended in 2001, the property is located on the quiet outskirts of the picturesque village, nestled in an idyllic landscape with Mediterranean flora. Access is via a tarred, traffic-calmed cul-de-sac, which ensures absolute tranquillity. With a generous living area of approx. 289 m² spread over two floors, the finca offers plenty of space for families or guests. There are a total of six rooms, including five bedrooms and three bathrooms. An additional separate WC is located on the terrace, which is directly adjacent to the swimming pool. Covered terraces of approx. 184 m² invite you to relax. The finca is of solid construction and is characterized by its well-kept condition. The living area is equipped with stylish tiled floors. The fitted kitchen will make the heart of any amateur chef beat faster and the wine cellar completes the space on offer. On cooler days, the fireplace in the living room creates a cozy atmosphere, while the air conditioning ensures pleasant temperatures all year round. A great potential of this property lies in its flexibility for conversions. For example, it is possible to combine the garage with the living room to create additional living space and further enhance the living experience. The garage offers space for two cars, while the carport protects up to five vehicles. The 19 solar panels with an output of 6,200 W and the fiber optic connection round off the comfortable living experience. The spacious plot extends over approx. 6,859 m² and offers a wide range of possible uses. A private well, a cistern for rainwater and the connection to the municipal water system ensure a reliable water supply at all times. Fruit trees, such as almond trees, as well as a fenced area for keeping animals and an automatic garden irrigation system underline the rural charm of the finca. This exclusive property is your oasis of peace and relaxation in the midst of Mallorcan nature and is waiting to be discovered by you. Don't miss out on the chance to live in paradisiacal surroundings and arrange a viewing today!

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# Details of amenities

- Pool
- Fireplace
- Air conditioning hot/cold
- Garage and carport
- Solar panels
- Own well, rainwater cistern, automatic irrigation system
- Garden with almond trees

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# All about the location

Santa María del Camí, a picturesque village in the heart of Mallorca with around 7,000 inhabitants, has developed into a highly sought-after location and combines traditional charm with modern comfort. The imposing parish church, with its striking bell tower, is an architectural jewel that reflects the history of the village. Another attraction is the wine, which is grown in Santa María and attracts many visitors. The weekly market is held on Sundays, with fresh produce, handmade goods and local specialties. The landscape, characterized by rolling hills and vineyards, is ideal for walks and bike rides and the nearby Tramuntana mountains can be explored. The central location of Santa María, just 20 km from Palma, makes it an attractive place to live for those who appreciate the tranquillity of village life and want to have the amenities of the city within easy reach. The airport and beaches are also within similar reach. There are high-quality restaurants and shopping facilities and, in addition to the renowned international school "The Montessori School", there is also a public school. The leisure center "Mallorca Fashion Outlet", just a few minutes away by car, offers numerous fashion stores, bars, restaurants and a large cinema.

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# Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on information provided by the owner or client. We assume no liability for the completeness, accuracy and timeliness of the information. The brokerage fee is payable by the vendor. Any taxes, notary and land registry costs incurred on the purchase are to be borne by the buyer.

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# Contact partner

For further information, please contact your contact person:

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