Sineu – Mitte

# Historic manor house in Sineu

***Property ID: ES243745075***

**PURCHASE PRICE:** 3.200.000 EUR • **LIVING SPACE:** ca. 252 $m^2$ • **ROOMS:** 10 • **LAND AREA:** 199.650 $m^2$

**Property ID: ES243745075 - 07510 Sineu – Mitte**


- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# At a glance

| | |
|---|---|
| Property ID | ES243745075 |
| Living Space | ca. 252 m² |
| Rooms | 10 |
| Bedrooms | 5 |
| Bathrooms | 5 |
| Year of construction | 1850 |

| | |
|---|---|
| Purchase Price | 3.200.000 EUR |
| Condition of property | Renovated |
| Equipment | Terrace, Guest WC, Fireplace |

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# Energy Data

| | |
|---|---|
| Type of heating | Underfloor heating |
| Power Source | Air-to-water heat pump |
| Energy information | At the time of preparing the document, no energy certificate was available. |

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# The property

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# The property

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# The property

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# The property

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# The property

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# The property

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# The property

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# The property

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# The property

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# The property

**Property ID: ES243745075 - 07510 Sineu – Mitte**

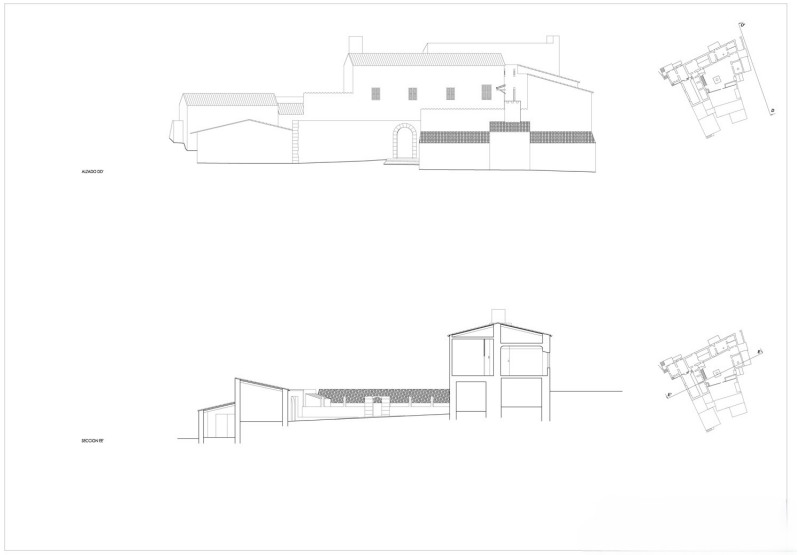
# The property

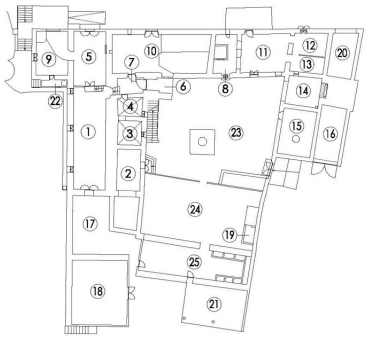
**Property ID: ES243745075 - 07510 Sineu – Mitte**

# The property

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# Floor plans





PLANTA BAJA

| SUPERFICIES UTILES PB | (m2) |
|---|---|
| 1 - ALMACEN | 66.10 |
| 2 - CAPILLA | 32.54 |
| 3 - ALMACEN | 10.07 |
| 4 - ALMACEN | 7.93 |
| 5 - ELEC+CALEF+AGUA | 30.72 |
| 6 - ACCESO | 6.04 |
| 7 - ACCESO | 7.13 |
| 8 - CUARTO ASCENSOR | 11.89 |
| 9 - ALMACEN | 24.32 |
| 10 - ALMACEN | 65.37 |
| 11 - ALMACEN | 31.45 |
| 12 - ALMACEN | 13.18 |
| 13 - ALMACEN | 9.77 |
| 14 - LEÑERO | 17.08 |
| 15 - MOLINO | 26.83 |
| 16 - TALLER | 25.27 |
| 17 - ALMACEN | 47.01 |
| 18 - ALMACEN | 82.86 |
| 19 - ASEO | 2.78 |
| 20 - GARAJE | 19.82 |
| 21 - PORCHE | 39.22 |
| 22 - ASEO | 3.35 |
| 23 - PATIO | 219.61 |
| 24 - HUERTO | 118.06 |
| 25 - HUERTO | 58.98 |
| TOTAL SUP. UTIL | 948.15 |

PLANTA PISO

| SUPERFICIES UTILES PP | (m2) |
|---|---|
| 1 - SALON | 29.03 |
| 2 - COMEDOR | 34.87 |
| 3 - COCINA | 26.56 |
| 4 - CUARTO ASCENSOR | 7.37 |
| 5 - ASEO CORTESIA | 6.24 |
| 6 - PASILLO | 10.89 |
| 7 - PASILLO | 6.14 |
| 8 - TERRAZA | 34.21 |
| INVITADOS 1 - DORMITORIO | 9.76 |
| INVITADOS 1 - BAÑO | 5.70 |
| INVITADOS 2 - DORMITORIO | 11.97 |
| INVITADOS 2 - BAÑO | 5.87 |
| APART. 1 - SALON | 21.10 |
| APART. 1 - DORMITORIO | 13.93 |
| APART. 1 - BAÑO | 5.42 |
| APART. 2 - SALON | 22.08 |
| APART. 2 - DORMITORIO | 13.00 |
| APART. 2 - BAÑO | 6.24 |
| APART. 3 - SALON | 24.81 |
| APART. 3 - DORMITORIO | 24.56 |
| APART. 3 - BAÑO | 7.31 |
| TOTAL SUP. UTIL | 327.66 |

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.

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# A first impression

This exquisite manor house, a historic posesió, is located in the heart of Mallorca and is presented on an impressive plot of approx. 199,650 m². The property offers a living space of approx. 252 m², spread over two floors and comprises a total of 10 rooms. These include 5 bedrooms, each with its own modern bathroom, a cozy fireplace room, a spacious kitchen and a living and dining room. The rooms are easily accessible via an integrated elevator. Built in 1850 and last extensively modernized in 2018, great importance was attached to preserving historical elements during the renovation. The lower part of the property still offers further potential for individual renovation work, so that the property combines both charm and development potential. The furnishings of the house meet high standards. Underfloor heating provides cozy warmth, powered by an efficient air-to-water heat pump. A photovoltaic system makes it possible to charge an electric car, while a rainwater harvesting system and a deep well contribute to a sustainable water supply. Other technical amenities include a central vacuum cleaner system and a comprehensive security system. There are several separate buildings and horse stables on the extensive grounds for the continuation of traditional agricultural use or a possible conversion. The surrounding garden complements this offer with its vines, olive, carob, almond and fruit trees and invites a variety of uses. Drivers will appreciate the generous parking facilities, which take the form of a carport and several garages. The outdoor area also features spacious terraces that open up views of the picturesque landscape. The infrastructure is complemented by a septic tank with biological filter. Nestled in the countryside, this manor house offers a unique opportunity for lovers of historical architecture and the Mallorcan landscape. The combination of impressive history, extensive modernization and a wide range of possible uses invite you to visit and experience the benefits of this exceptional property. More information and impressions can be obtained during a personal viewing appointment, which we will be happy to arrange for you.

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# Details of amenities

- Fireplace room
- Underfloor heating
- Air-to-water heat pump
- Rainwater harvesting and a deep well
- Photovoltaic system for charging an electric car
- Vacuum cleaner system
- Elevator
- Security system
- Carport and garages
- Terraces
- Garden with vines, olive, carob, almond and fruit trees
- Septic tank with biological filter
- Several separate buildings and horse stables

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# All about the location

Sineu, a village in the heart of Mallorca with around 4000 inhabitants, impresses with its authentic atmosphere and rich history. Nestled in the rolling hills of the island, Sineu exudes the charm of a traditional Mallorcan village that can trace its origins back to the Middle Ages. The impressive church of Santa Maria, a Gothic building from the 13th century, dominates the townscape. The Wednesday market is one of the oldest and most traditional markets on the island and offers local products, handicrafts and culinary specialties that will make every visitor's heart beat faster. Culturally, Sineu has a lot to offer, was once the seat of a royal palace and is now home to numerous historic buildings. The Convento de los Mínimos, dating from the 16th century, is now home to the town hall and the municipal museum of history and culture. The inhabitants of Sineu cherish their traditions and celebrate various festivals and events throughout the year. Particularly noteworthy are the Easter processions and the festival in honor of the patron saint Sant Marc, which takes place every year in April. The distance to Palma is around 40 km. The airport is also a similar distance away and makes for an uncomplicated journey. The central location of Sineu makes it an ideal starting point for excursions to the island's beaches and surrounding sights. At the same time, the village offers a peaceful retreat away from the hustle and bustle of the tourist resorts.

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# Other information

We generally recommend having the building law situation checked by a specialist lawyer. All details are based exclusively on the 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.

**Property ID: ES243745075 - 07510 Sineu – Mitte**

# Contact partner

For further information, please contact your contact person:

Florian Waetzoldt

Placa Hostals 11, 07320 Santa Maria del Camí
Tel.: +34 871 - 201 945
E-Mail: santamaria@von-poll.com

*To Disclaimer of von Poll Immobilien GmbH*

www.von-poll.com