

Santa María del Camí - Mallorca

# Traditional country house with large plot in a quiet location in Santa María

*Property ID: ES253745675*



**PURCHASE PRICE: 685.000 EUR • LIVING SPACE: ca. 415 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 15.045 m<sup>2</sup>**

**Property ID: ES253745675 - 07320 Santa María del Camí - Mallorca**

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## At a glance

Property ID	ES253745675	Purchase Price	685.000 EUR
Living Space	ca. 415 m <sup>2</sup>	Condition of property	Needs renovation
Rooms	7	Equipment	Terrace, Swimming pool, Fireplace, Built-in kitchen
Bedrooms	6		
Bathrooms	3		
Year of construction	1940		

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## The property



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## **A first impression**

**In the sought-after region around Santa María del Camí, on the road towards Buñola, is this spacious Mallorcan property with authentic character and versatile development potential.**

**The property is located in an idyllic, peaceful setting with wonderful countryside views - just one minute from the town center. A private driveway leads directly to the house.**

**The property combines two separate buildings, each registered independently in the land register: the main house and an outbuilding, ideal for guests, family or for renting out.**

**The main house offers around 300 m<sup>2</sup> of living space and impresses with its original architecture with high ceilings, natural stone arches and a traditional portassa, which leads into a spacious courtyard of around 200 m<sup>2</sup>. On the first floor there are several bedrooms, a dining area, two bathrooms, a wine cellar and various storage rooms.**

**The plot covers over 15,000 m<sup>2</sup> and has its own water well as well as a typical safareig, which preserves the original charm of Mallorcan construction.**

**The outbuilding offers additional living space with several bedrooms, kitchen, terrace and further expansion potential. The upper terrace area offers sweeping views of the Serra de Tramuntana - a dreamy place to enjoy the tranquillity of nature.**

**Thanks to the south-facing orientation and the many windows, all rooms are bright and flooded with sunlight.**

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## **Details of amenities**

- **6 bedrooms**
- **3 bathrooms**
- **terrace**
- **garage**
- **View of the mountains**

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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:**

**Florian Waetzoldt**

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