

**Santa Maria del Camí - Mitte**

# **Mediterranean dream home: Stylishly renovated village house with pool & garden in Santa Maria del Camí**

**Property ID: ES263745849**



**PURCHASE PRICE: 2.500.000 EUR • LIVING SPACE: ca. 325 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 265 m<sup>2</sup>**

**Property ID: ES263745849 - 07320 Santa Maria del Camí - Mitte**

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | ES263745849 |
| Living Space         | ca. 325 m²  |
| Rooms                | 5           |
| Bedrooms             | 4           |
| Bathrooms            | 4           |
| Year of construction | 1950        |
| Type of parking      | 1 x Garage  |

|                       |                                                               |
|-----------------------|---------------------------------------------------------------|
| Purchase Price        | 2.500.000 EUR                                                 |
| House                 | Terrace house                                                 |
| Condition of property | Renovated                                                     |
| Construction method   | Solid                                                         |
| Equipment             | Terrace, Guest WC, Swimming pool, Fireplace, Built-in kitchen |

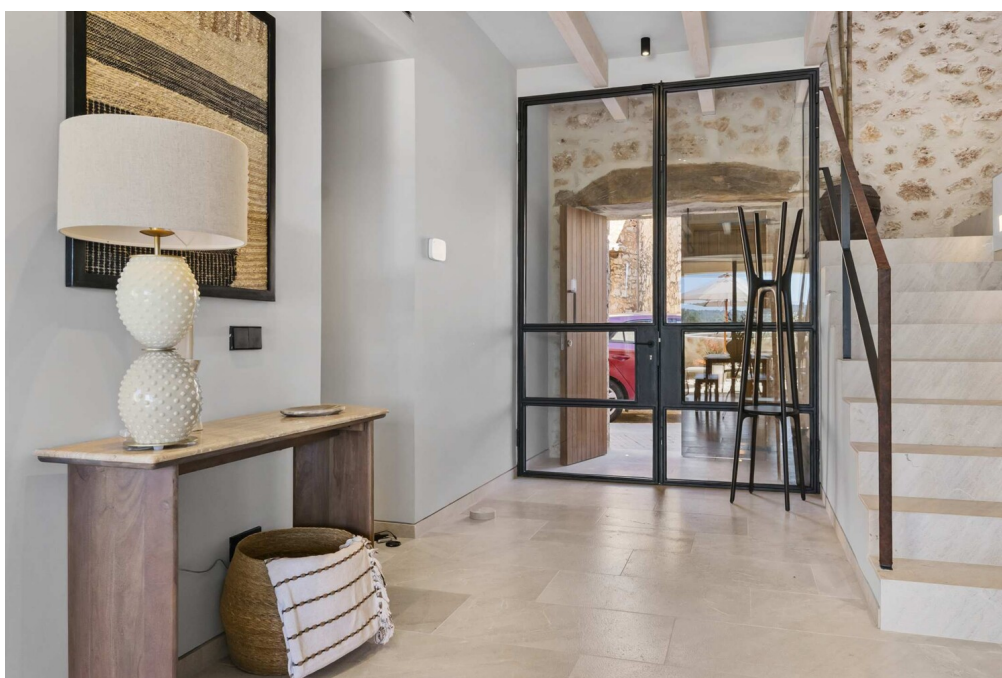
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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| 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. |

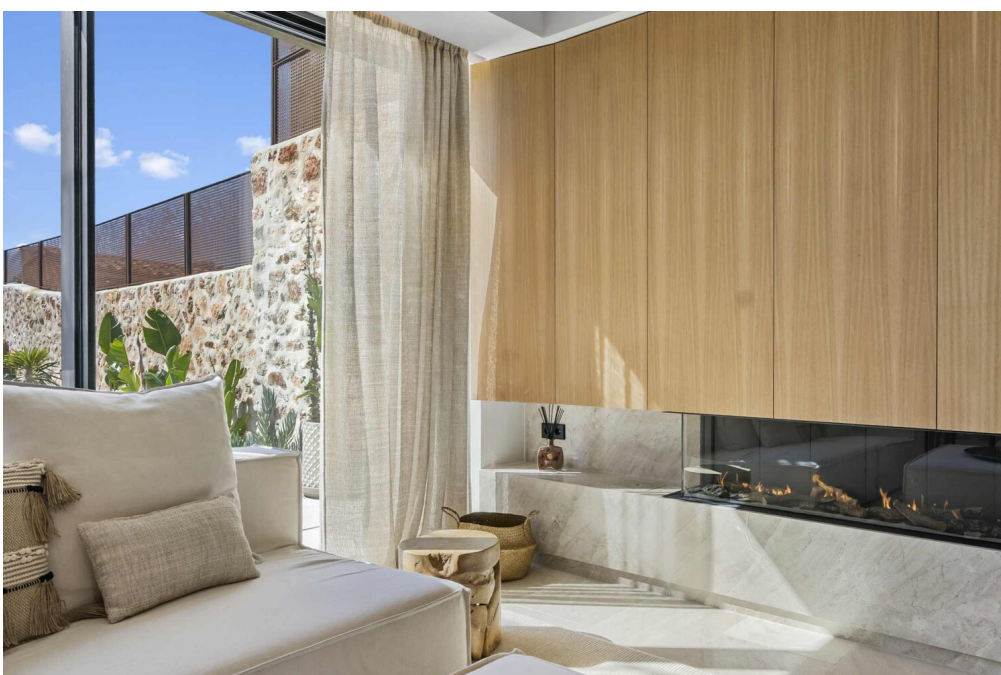
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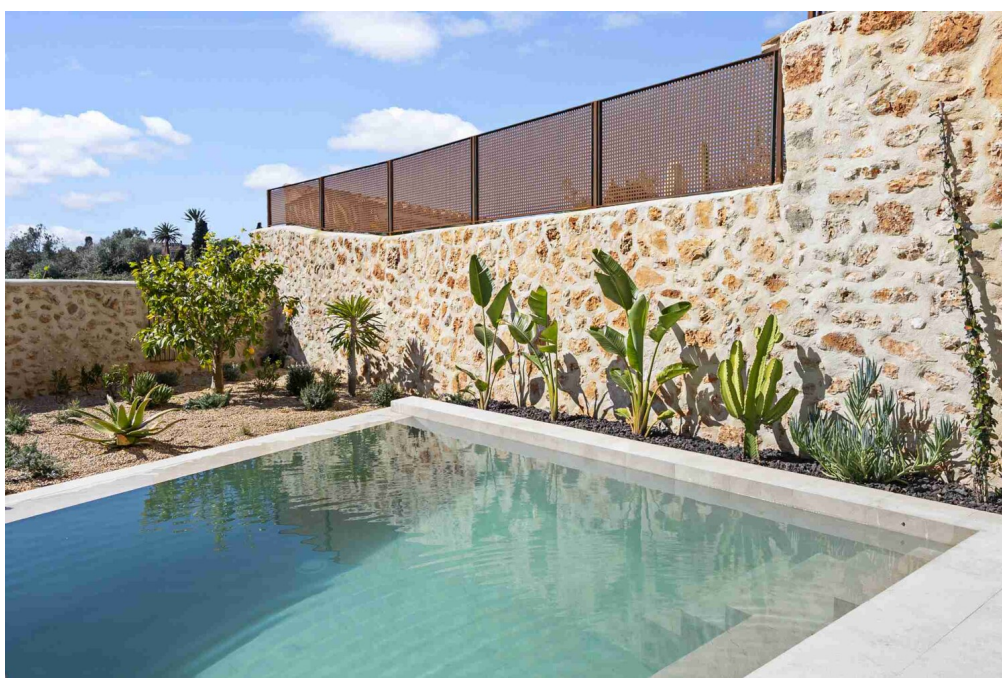
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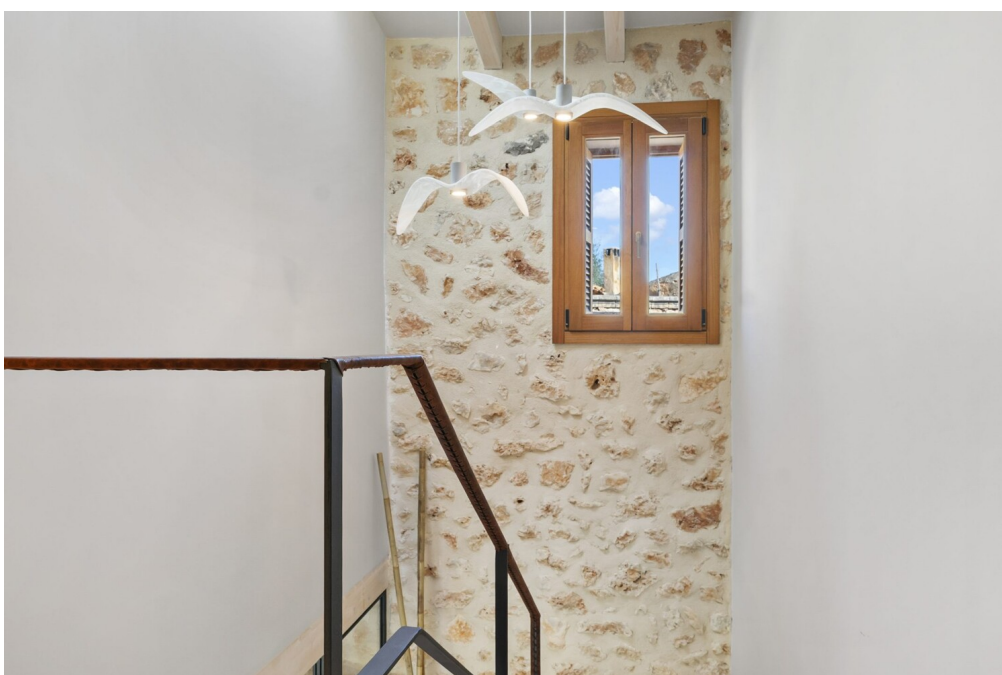
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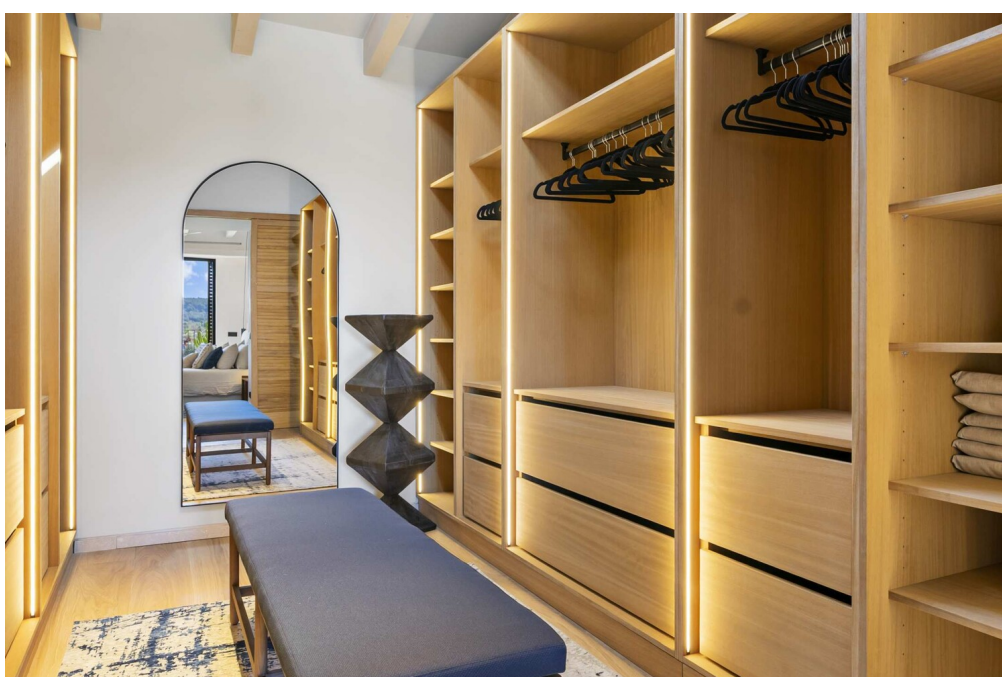
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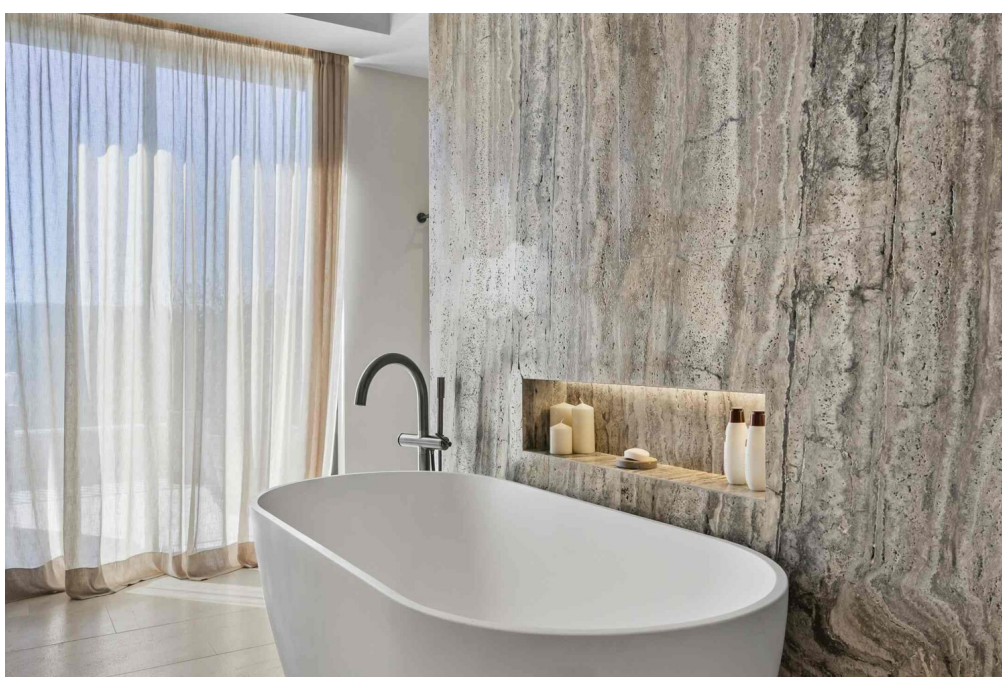
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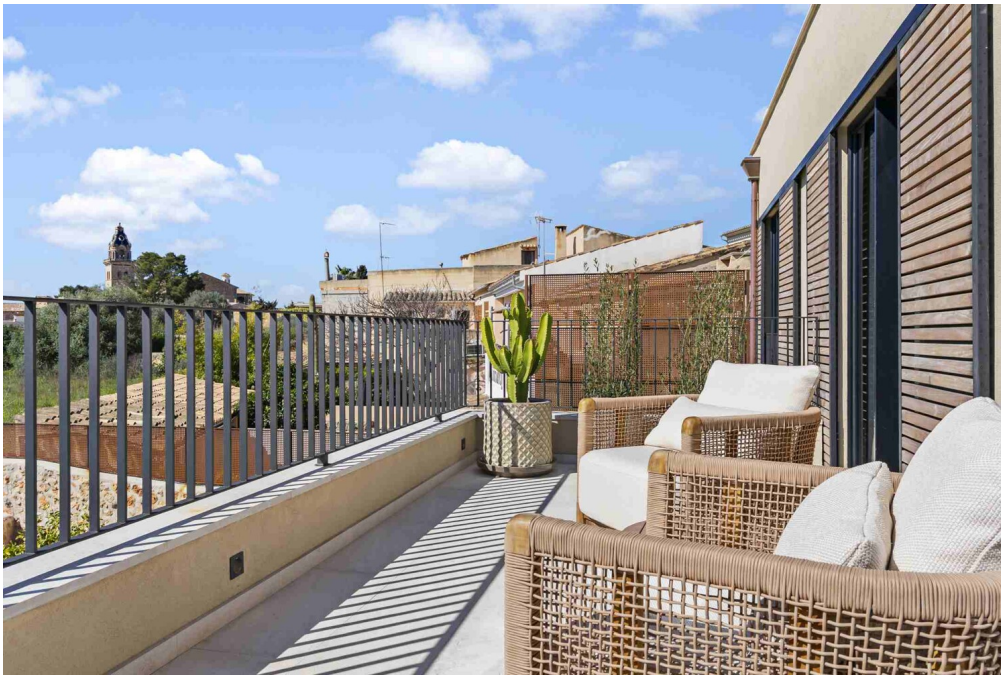
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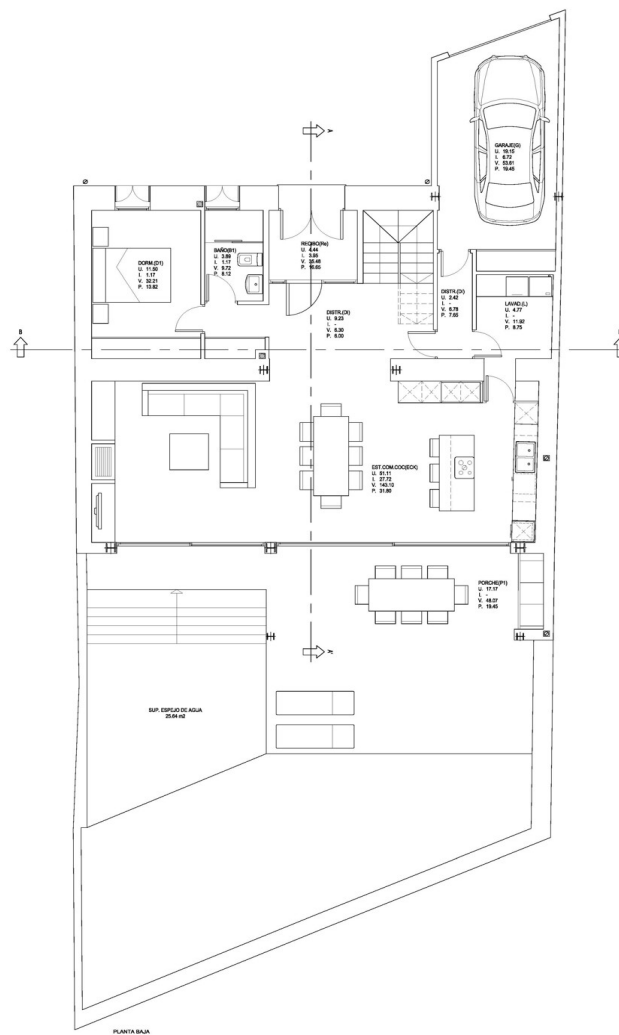
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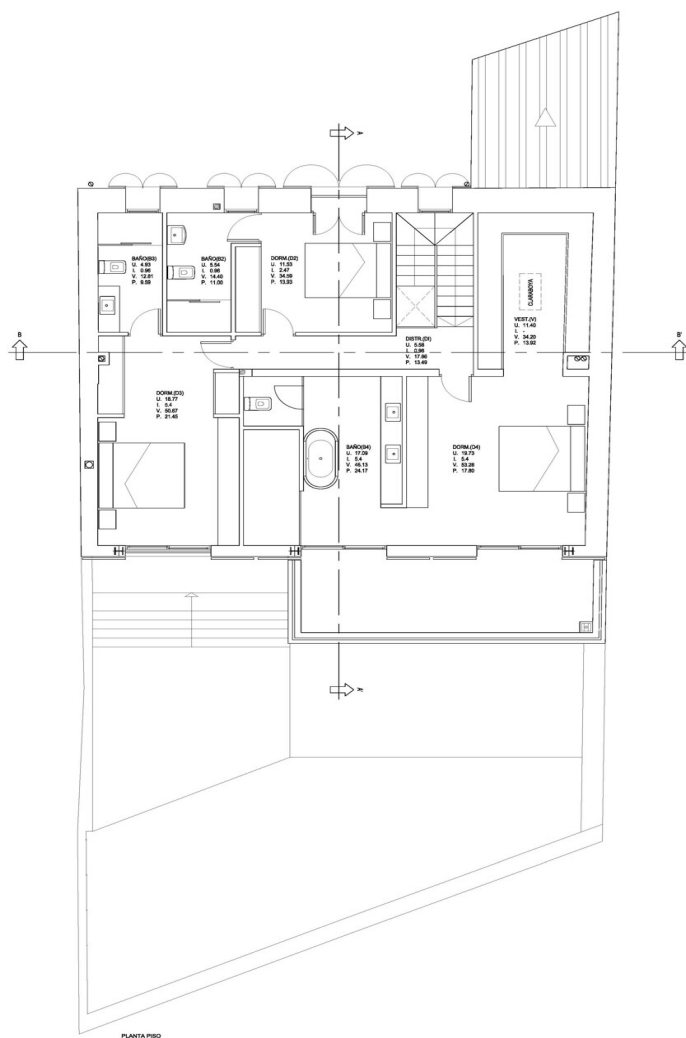
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## Floor plans







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

In a quiet location in Santa Maria del Camí, this lovingly modernized village house from 1950 presents itself as a home full of character, warmth and Mediterranean joie de vivre. Behind the traditional natural stone façade, which blends harmoniously into the village landscape, lies a stylishly renovated property that combines authentic charm with contemporary living comfort at the highest level.

On a plot of around 265 m<sup>2</sup>, a generous living space of around 325 m<sup>2</sup> unfolds, designed for sophisticated living with plenty of room for family, guests and personal retreats. Four bedrooms - each with its own en suite bathroom - offer privacy and comfort, while the master bedroom with its own terrace invites you to sunbathe.

On the first floor, the spacious living and dining area forms the heart of the house. A stylish gas fireplace creates a cozy atmosphere on cooler evenings, while the open-plan designer kitchen with cooking island invites you to cook, enjoy and linger together. Generous window fronts allow the indoor and outdoor areas to flow into one another and open up the view of the lovingly landscaped garden with pool, veranda and terrace - a private hideaway in the open air.

Three further bedrooms await you on the upper floor, including an impressive master suite with its own fireplace, dressing area, luxurious bathroom and private terrace. From here, the view sweeps over the surrounding area to the center of the village - a place of peace and tranquility.

High-quality parquet and natural stone floors lend the rooms a warm elegance, while underfloor heating, modern central heating and air conditioning ensure year-round living comfort. A contemporary security system also provides a reassuring sense of protection and privacy.

The property has just been completed, fully furnished and is ready to move into - a house that doesn't need to be designed, but can be an instant home. A rare opportunity to acquire a stylish village retreat that combines tradition, quality and modern living in one of Mallorca's most sought-after locations. For further information or a personal viewing, please do not hesitate to contact us.

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## **Details of amenities**

- Parquet and natural stone flooring
- central heating
- air conditioning
- City electricity
- city water
- Swimming pool
- Garden
- Fireplace
- Terrace
- Balcony
- Garage

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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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