

# Practical and modern renovated country house in one of the best areas of Santanyi

REF. R1399 | 2.995.000€

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📍 Santanyi
🏠 560 m<sup>2</sup>
📐 14.918 m<sup>2</sup>
🛏 5
🚿 3

## BASIC INFORMATION

2005 Construction year  
 6 Rooms  
 Pantry  
 Living - dining - kitchen  
 5 Bedrooms  
 5 Of them double bedrooms  
 3 Bath

3 Bath  
 2 Of them en suite  
 bathrooms  
 Patio  
 1 Guest toilet  
 Status: high quality  
 Garden  
 Terrace

## AMENITIES

Air conditioning cold/warm  
 Underfloor heating  
 aerothermal  
 Electricity GESA  
 Photovoltaic system with  
 additional lithium batteries  
 x2 Wood stove  
 9x4 Climatized pool

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 City water  
 x2 Cistern  
 Water softener  
 Sauna  
 Porch  
 Garage

Energetic certification: E

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Open-plan living-dining-kitchen area with a wood-burning stove and pantry, ideal for family life or gatherings with friends.

Spacious living room with a fireplace and direct access to the interior patio.

5 double bedrooms (one currently used as an office), all with built-in wardrobes. Two of them have en-suite bathrooms.

3 full bathrooms plus a guest toilet.

The house is not only connected to the electricity grid (GESA), but also features:

A photovoltaic system with lithium batteries allowing for a high degree of self-sufficiency. Forget about exorbitant bills.

Underfloor heating via aerothermal system, which efficiently heats the house in both winter and summer.

Air conditioning in the main rooms.

In addition to the mains water connection, the property has two potable water cisterns:

One for general use.

Another specifically for kitchen water, with a water softener to ensure optimal quality. This provides peace of mind and independence, especially in areas where the electricity supply can be unreliable.

Heated 9x4 meter swimming pool, perfect for year-round swimming.

Sauna for relaxation after a swim.

Perimeter fencing with a natural stone wall, alarm system, and Starlink connection for unlimited work or digital entertainment.

Laundry room and a spacious two-car garage.



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