

## Dreamlike finca: Luxury and Mallorcan flair with holiday rental licence for 12 (Pax)

07589 Canyamel (Spanien), Finca - for sale

CCC-Ref.: M-0133



Living area approx.: 450 m<sup>2</sup> - Rooms: 8 - Purchase Price: 2,200,000 EUR



## Dreamlike finca: Luxury and Mallorcan flair with holiday rental licence for 12 (Pax)

CCC-Ref.	M-0133
Types of properties	Finca, House
Address	07589 Canyamel Mallorca Spanien
Floors in the house	1
Living area approx.	450 m <sup>2</sup>
Plot approx.	6,994 m <sup>2</sup>
Rooms	8
Bedrooms	6
Bathrooms	5
Balconies	1
Pets	permitted
Main energy source	Electricity
Year of construction	2002
State	as good as new
Available from	immediately
Type of pitch	Outdoor parking space
furnished	yes
Area	Secondary center
Surroundings	Pharmacy, Shopping facilities, Fitness, Golf course, Calm area, Tennis court, Forest
Equipment / Characteristics	Abstellraum, Air-conditioned, Außenstellplatz, Badewanne, Balkon, Barrierefrei, Bidet, Dusche, Einbauküche, Fireplace, Garten/Gartennutzung, Guest WC, Pissoir, Sauna, Swimmingpool, Tageslichtbad, Terrakottaboden, Tiled floor
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	2,200,000 EUR

## Object description

This impressive country house embodies the perfect symbiosis of traditional Mallorcan charm and modern luxury, it extends generously over an area of approx. 450 square metres and offers six bedrooms and five and a half bathrooms. The property with a holiday rental licence (12 Pax) allows you to use this dream property as a high-yield investment and is characterised by its high-quality furnishings, ambience and proximity to the beach and coast.

Two of the six bedrooms feature inviting round bathtubs with Jacuzzi function and also have full marble bathrooms en suite. Direct access to the lovingly landscaped garden allows you to enjoy the Mallorcan countryside to the full. Four further spacious bedrooms, three of which have en-suite bathrooms, offer space and privacy. A guest WC rounds off these amenities.

The light-flooded living and dining area impresses with its size, the visible roof beams and an inviting fireplace. Various patio doors provide direct access to the pool area with BBQ outdoor grill, sun loungers, Bali beds and outdoor shower.

Here, tradition, modernity and Mallorcan flair merge into a harmonious overall picture.

The terracotta floors in combination with the underfloor heating and air conditioning units ensure a pleasant indoor climate all year round. A fully equipped kitchen with high-quality appliances and a separate utility room provide additional comfort.

A separate house with its own fitness area, shower and WC complete this exclusive property.

An excellent living ambience that fulfils the highest demands and combines luxury with mediterranean life. The beach and the coast are only 5 kilometres away.

Live your dream, contact us today and arrange your personal viewing appointment!

## Equipment

Public electricity; well; septic tank; telephone reactivatable; internet reactivatable; terracotta floors; underfloor heating; double-glazed wooden windows; wooden doors; marble bathrooms; 2 round baths with Jacuzzi function; fireplace; air conditioning (hot/cold); washing machine; dryer; dishwasher; fridge-freezer; microwave; pool; separate sports area with sports equipment; holiday rental licence (ETV) for 12 (Pax); various outside parking spaces; entrance gate (manual); garden;

## Other

Conditions and liability clause:

We will give the definite address only by viewing the real estate. Thank you for your understanding

The property can be visited by appointment

Phone: +34 971 566 178

Mob: +34 682 755 801 (also WhatsApp)

E-mail: [contact@ccc-real-estate.com](mailto:contact@ccc-real-estate.com)

Office opening hours:

Monday - Thursday: 10:00 - 18:30

Friday: 10:00 - 17:00

Appointments outside the opening hours upon previous arrangement.

Further interesting offers at [www.ccc-real-estate.com](http://www.ccc-real-estate.com)

These details are based on information provided by the owner/property developer. Canaima Concept



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The resulting purchase costs incurred when purchasing a property in Spain (land transfer tax, / possibly VAT, notary fees, administration fee and land register costs) are to be paid by the buyer. The broker's commission is to be paid by the seller.

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## Energy certificate

Energy certificate

Is available at the time of viewing

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## Location

Canyamel is a green paradise for those seeking peace and quiet. The village with its lush hills, romantic sandy bay, reed-covered canal and several hiking trails is still something of an insider tip and is never overcrowded, even in summer, as there are only a few hotels. If you want to swap the tranquil life for more entertainment, the lively tourist town of Cala Ratjada with its beautiful harbour, promenades, shops, bars and discos invites you to spend a few interesting hours. The beautiful sandy beaches in Cala Ratjada are also worth a visit, as are the two medieval towns of Artá and Capdepera. There is a popular golf course in Canyamel itself, with three other courses within a radius of a few kilometres. The airport can be reached in approx. 60 minutes by car.





Exterior view



Swimming Pool



Terrace



Bedroom



Bedroom with round Bathtub



Marble bathroom with shower

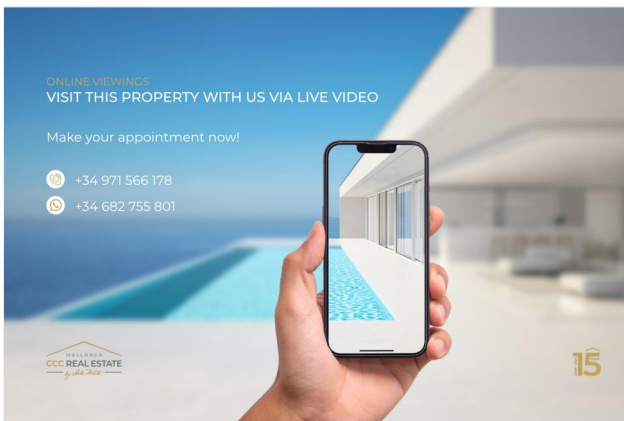




Living room



Fireplace



Online viewing



Living room



Bedroom with round bathtub



Marble bathroom with shower





Bedroom



Bathroom with shower



Bedroom



Garden



Terrace



Bedroom





Bathroom with shower



Barbecue