

## Stunning finca with 9 bedrooms, saltwater pool and holiday rental licence for 12 pers.

07529 Ariany (Spanien), Finca - for sale

CCC-Ref.: B-0150



Living area approx.: 368.57 m<sup>2</sup> - Rooms: 12 - Purchase Price: 2,290,000 EUR



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CCC-Ref.	B-0150
Types of properties	Ferienimmobilie, Finca, House
Address	07529 Ariany Mallorca Spanien
Floors in the house	2
Living area approx.	368.57 m <sup>2</sup>
Usable area approx.	453 m <sup>2</sup>
Balcony/terrace area approx.	210 m <sup>2</sup>
Plot approx.	14,070 m <sup>2</sup>
Rooms	12
Bedrooms	9
Bathrooms	6
Balconies	2
Terraces	5
Pets	permitted
Heating type	Underfloor heating
Main energy source	Pellet
Year of construction	2002
State	Well-kept
Available from	immediately
Total parking spaces	10
Type of pitch	Outdoor parking space
furnished	yes
View	Mountain view
Area	Finca area
Surroundings	Calm area, Forest

Equipment / Characteristics	Abstellraum, Als Ferienimmobilie geeignet, Außenstellplatz, Badewanne, Balkon, Bidet, Dusche, Einbauküche, Fireplace, Garten/Gartennutzung, Guest WC, Sauna, Swimmingpool, Tageslichtbad, Terrakottaboden, Terrasse
Buyer's commission	When a contract is signed, the commission is paid by the vendor
Purchase Price	2,290,000 EUR

## Object description

With approx. 14,070m<sup>2</sup>, this finca is a real eye-catcher. Already at the entrance you can marvel at the colours of nature. You will find plenty of parking space on the finca, next to the driveway or at the turning circle directly at the house. The property has a holiday rental licence for 12 people and has currently been divided into a private and rentable area with its approx. 368.57m<sup>2</sup>. The whole house can be rented out completely as all areas are lockable.

In the private area you will find on the ground floor a living and dining area with fireplace and an open kitchen, a double bedroom with adjoining dressing room/utility room and an integrated Hoover system, a large bathroom with ground level shower and a bathtub, as well as a guest toilet. Upstairs you have two further double bedrooms, a bathroom with level access shower and the open plan living room.

The rentable area has, among other things, two suites. On the ground floor you have two double bedrooms, both with en suite bathroom with ground level shower. The upper floor is reached via an external staircase and is equipped with four double bedrooms, a bathroom with a shower at ground level and a bathroom with a bath. Each room in the rentable area has a terrace or balcony on the upper floor.

Outside you will find an approx. 60m<sup>2</sup> salt water infinity pool with pool terrace and views of nature, as well as a barbecue area with stone benches and stone table. Enjoy beautiful moments with your family surrounded by almond trees.

The technical room next door contains the large pellet heating system, water decalcification system and the solar system for hot water production. A small casita with integrated sauna is located in the enchanted forest, which offers you individual possibilities of use, among others to extend the living possibilities.

The property can be completely rented out for tourism, but is equally interesting for seminars, events (weddings, etc.) or for your own use.

Feel free to ask for the link for the property video to get a first impression.

## Equipment

Public electricity; 2 cisterns (1x 16m<sup>3</sup> + 1x 30 m<sup>3</sup>); 2 wells (depth 121m produces 50litres/second/2019); garden irrigation system; hot water via pellet or solar; underfloor heating via hot water; decalcification system with electrolysis; solar system; Septic tank bio-pond; SAT-TV, internet and telephone connection; 2 wood-burning stoves; 1 industrial pellet stove; Integrated Hoover system; Anti-allergic walls; Terracotta and terrazzo floors; Double-glazed (Climalit, tilt-turn) teak windows; Brown Iroco-Persianas (oiled); 6 bathrooms (2 bathrooms en suite with shower, 2 baths and 2 with shower); 2 fitted kitchens with combi fridge, dishwasher, ceramic hob and oven (electric); 3 fitted wardrobes (SZ); dressing room with utility room; 1 pantry; salt water pool (11x4); outdoor shower; Klaf sauna (4 persons); Outside parking; 5 stone-covered terraces (2 of them covered with pergola); BBQ place with stone table and stone benches; pizza oven; bell system; small vineyard; orchard with oranges, lemons, pears, apples, plums and figs; holiday rental licence for 12 persons; furnished.

## 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 & Consulting, S.L. (CCC REAL ESTATE) does not guarantee the completeness, accuracy and timeliness of this information. Subject to error and prior sale.

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

Year of construction	2002
Primary energy source	Holzpellets
Energy consumption	22.10 kWh/(m <sup>2</sup> ·a)
CO2 Emissionen	6.60 kg CO <sub>2</sub> /(m <sup>2</sup> ·a)
Energy efficiency class	A



## Location

The finca is located outside the village of Ariany, in the centre of Mallorca and belongs to the region "Pla de Mallorca". Enjoy the rural charm of a place far away from mass tourism. The small town of Petra, known for its authentic corners with a lot of history, emblematic buildings and traditional agriculture, is only about 2 km away. In about 20 minutes by car you can reach the second largest town Manacor as well as the coast, where countless dream beaches and secret bays are waiting for you. Manacor offers a year-round infrastructure and a wide range of shopping facilities, gastronomy, cafés, cinemas and numerous sports and leisure activities.





Stunning property



Many parking spaces



Entrance area



Large terrace surrounded by flora and fauna



Rentable part of the house



Ground floor bedroom with...

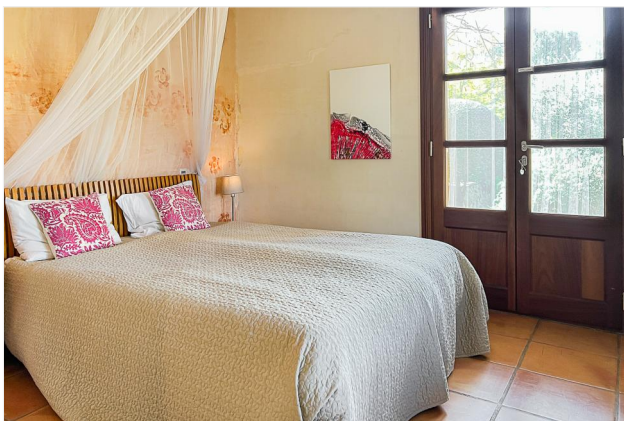




Living and dining area with fireplace



...en suite bathroom



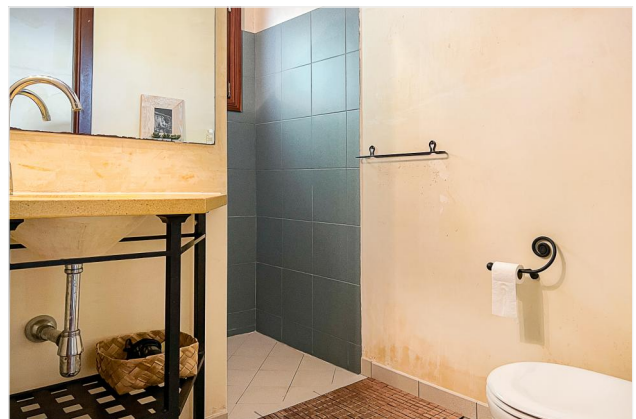
Further bedroom on the ground floor



Double suite on the upper floor



With built-in wardrobes and...

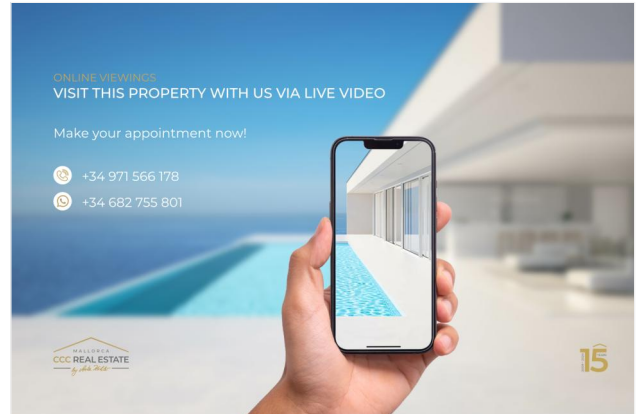


...a bathroom with ground-level shower





Finca from above



Online viewing



Private area of the house



Fitted kitchen and dining room



Outdoor terrace



Living room upstairs





Double bedroom



Further bedroom with...



...View of the countryside



Rear area of the property



Salt water pool + pool terrace



Barbecue area with stone benches





Technical room with solar panels



Small casita for individual use



Sauna for 4 persons



Your dream property!

ESCALA DE LA CALIFICACIÓN ENERGÉTICA <small>U-2023</small>		Cósumo de energía kw h / m² año	Emisiones kg CO <sub>2</sub> / m² año
<b>A</b> más eficiente		<b>22,10</b>	<b>6,60</b>
<b>B</b>			
<b>C</b>			
<b>D</b>			
<b>E</b>			
<b>F</b>			
<b>G</b> menos eficiente			