



Ref. 90650

## Modern country villa with stunning views to the countryside Saint Llorenç des Cardassar - Northeast

Price: € 2.900.000

Living area: 500m<sup>2</sup>  
Plot: 23.000m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 4

Energy Certificate: In Progress



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South facing, elevated position overlooking its own vineyard and entrance pathway.

The spacious net living area of 450 m<sup>2</sup> plus terraces is distributed over 2 floors.

Ground floor: entrance hall, sitting room with modern closed fireplace leading onto the main terrace, guest cloak room, large open plan fully equipped kitchen (Boffi/Smeg equipment), pantry, utility room, technical room, garage with direct entrance, staircase to first floor.

First floor: 3 bedrooms with bathroom en suite, modern bathrooms with Duravit fittings, free-standing baths in two of the bathrooms. On this level are two large sun terraces with views of the pool and gardens.

The property is presented in new condition and is equipped as follows: under floor heating, high-quality double glazed windows, fitted wardrobes, stylish modern staircase. The property is almost self sufficient in electricity via solar panels, and has its own water well.

Beautiful Mediterranean garden with several open and covered terraces, swimming pool of 20x4m plus water fall and fruit orchard.

Garage for 2 cars, ample space for guest parking.

## Features

Country estate

## Distances

20 - 30 minutes drive to airport, 20 - 30 minutes drive to Palma

## Disclaimer

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