



## Villa in finca style near Ariany for sale

Location:	Ariany
Year of construction:	2017
Plot:	15.900 m <sup>2</sup>
Bedrooms:	4
Bathrooms:	3
Energy Rating:	in process
Price:	1.990.000 €

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### Villa in finca style near Ariany for sale

Ariany is located in the center of Mallorca, just a 25-minute drive from the popular Playa de Muro and Can Picafort. The villa was completed in 2017 on a plot of approximately 16,000m<sup>2</sup> and offers approximately 400m<sup>2</sup> of living space. On the ground floor there is a living-dining room with an open kitchen, 2 bedrooms with a shared bathroom and another bedroom with a bathroom en suite. On the 1st floor there is a master bedroom with an ensuite bathroom (shower, toilet and bathtub). Double-shell insulated masonry, double-glazed windows, underfloor heating and a fireplace guarantee a pleasant indoor climate. The house also has solar panels for hot water and underfloor heating, photovoltaic (6KW storage batteries), Gesa-Stom connection and a fiber optic connection with WIFI. The entire house is equipped with an approximately 1.50m high crawl space to make it easier to access supply lines and pipes if necessary. A guest house (approx. 50m<sup>2</sup>) with 2 floors offers a kitchen-living room and a bedroom with bathroom. A garage offers space for 1 car. Between the main house and the guest house there is a barbecue with a brick pizza bread oven. Ideal for grilling with family or friends. In the landscaped garden there is a 12x5m pool with a sun terrace, as well as around 30 olive trees that produce around 100 liters of olive oil per year. It also has citrus and fruit trees. A deep well with a drilling license supplies the garden and house with water. Covered and open terraces invite you to relax.

All informations in this publication are based solely on the information provided to us by our client / seller. We, Finest Properties Mallorca S.L., can therefore not guarantee the completeness, correctness and actuality of this information. The prices indicated do not include additional costs that the buyers have to pay such as taxes, notary fees, gestoria fees and land registry fees. A possible intermediate sale is reserved

No commission for the buyer.

Mistakes and intermediate sales reserved.

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