

4 bedroom Villa for sale in Ses Salines (Mercadal-Menorca), Menorca

2,800,000€



For sale a stunning new finca project in Ses Salines Mallorca. Nestled between Ses Salines and Santanyí, on a charming rural plot of over 14,000 m². A beautifully designed finca with around 320 m² of living space will be built in a serene setting, offering breath taking panoramic views across the countryside and vineyards of the Migjorn de Mallorca in the southeast of the island. The welcoming entrance hall leads to the principal rooms on the ground floor. To the righthand side, is a double bedroom complete with a dressing room and an en suite bathroom. On the lefthand side, a hallway leads to another bedroom, a bathroom, and a lounge area or home office with views of two patios, one overlooking the garden and pool and a second towards the entrance of the house which also has a utility area. Passing the small lounge the hall connects to a spacious master suite featuring its own dressing room and en suite bathroom. The generous living and dining area is directly connected to the entrance hall and boasts a fireplace and an open-plan kitchen fitted with high equality appliances and floor-to-ceiling panoramic windows run the length of the living space, granting access to a partially covered terrace perfect for outdoor dining, whether during the day or in the evening. With views of the 35 m² saltwater swimming pool which is surrounded by sunbathing areas and a charming outdoor dining and BBQ space set in a beautifully landscaped Mediterranean garden, with the possibility of adding a vineyard tailored to the buyer's preferences. The basement will include another bedroom with an en suite bathroom and its own private patio, along with a indoor pool gym and ample storage space. In winter, the finca will be heated by a heat pump with central underfloor heating, while in summer, it will stay refreshingly cool thanks to an aerothermal air conditioning system. The property is connected to public electricity and water supplies but can also operate completely independently, generating electricity through a modern photovoltaic system (between 15-25 kWh as needed). This exceptional property provides an opportunity to embrace the Mediterranean countryside lifestyle while remaining connected to the nearby town and the island's stunning coastal attractions.

14.799m2Constructed Area		230m2Pool Size		35m2Terraces	
100m2Pergola		20m2SURFACES		ROOMS-GROUND FLOOR	
160m2Living, dining, kitchen		160m2Living, dining, kitchen		160m2Living, dining, kitchen	
	4 bedrooms		4 bathrooms		360m² Build size
	14,799m² Plot size		Fully Fitted Kitchen		en suite bathroom
	Flooring		driveway		Electrical Connection
	Drinking Water Cistern		Dressing room		close to restaurants
	Close to Shops		countryside views		Covered terrace
	Close to all Amenities		Close to Marina or Port		Car Port
	Bathroom		Bedroom		Barbecue
	Automatic Irrigation System		Air conditioning		Air Source Heat Pump



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