



## 8 sovrum Lantställe till salu i Binissalem, Mallorca

3.900.000€



**Exceptional Rural Finca for Sale Near Binissalem Mallorca** The finca offers a total living area of 336 m<sup>2</sup>, distributed across a 240 m<sup>2</sup> main house, a 42 m<sup>2</sup> guesthouse, and a 54 m<sup>2</sup> second guesthouse. The total built area is 472 m<sup>2</sup>, which includes terraces, an outdoor kitchen, and other outdoor amenities. There are eight bedrooms and six bathrooms spread across three independent buildings, making it ideal for flexible living. The property enjoys a south-facing orientation, ensuring natural light throughout the day. Outdoors, the 12 x 6 metre saltwater pool features a modern filtration system, while the outdoor kitchen includes a barbecue, pizza oven, and full water supply. The garden boasts twelve varieties of fruit trees, all maintained via an automated irrigation system. The main house spans two floors and combines traditional features such as wooden beams and natural stone walls with a 2024 high-end renovation. The ground floor features a spacious open-plan kitchen and dining area, a bright living space with fireplace and terrace access, two guest bedrooms, and a master suite. The layout offers a seamless indoor-outdoor flow to the pool and garden. On the first floor, you'll find two additional guest bedrooms, a shared bathroom with shower and laundry, and direct access to an upper terrace with expansive views of the grounds and surrounding landscape. The property includes two independent, fully equipped guesthouses, offering privacy, comfort, and versatility. Each unit features renovated interiors, air conditioning, and high-speed Starlink internet. These are perfect for hosting friends and family, or for use as creative studios or multi-generational accommodation.

**The Finca's Location:** Set on an 8,300 m<sup>2</sup> flat, sun-drenched plot, this fully renovated finca blends authentic Mallorcan charm with modern comfort — complete with two beautifully appointed guesthouses, a saltwater pool, solar power, and breath-taking views of the Tramuntana mountains. Located just outside the historic village of Binissalem, in the heart of Mallorca's celebrated wine country, this is a rare opportunity to purchase a tranquil rural home that's move-in ready and built to a high standard. This peaceful location offers total tranquillity with no road or flight noise, yet remains perfectly connected. It's just four minutes from Inca, where you'll find supermarkets, pharmacies, clinics, and shops. Palma is 25 minutes away, and the airport is just 20 minutes via direct motorway access. The address is fully

- 8 sovrum
- 8.260m<sup>2</sup> Tomtstorlek
- Drinking Water Filtration System
- countryside
- close to restaurants
- Chimney / Fireplace
- Bathroom
- Automatic Entrance

- 6 badrum
- Electric Water Heater
- Covered terrace
- Close to Shops
- close to medical facilities
- Built to High Standards
- Barbecue
- Alarm Systems

- 472m<sup>2</sup> Bygg storlek
- driveway
- countryside views
- Close to schools
- Close to all Amenities
- Bedroom
- Automatic Irrigation System
- Air conditioning



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