

## 4 bedroom Detached Villa in Sineu

Ref: NM-136

1,490,000€



**Property type :** Detached Villa

**Location :** Sineu

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Orientation :** East

**House area :** 311 m<sup>2</sup>

**Plot area :** 15046 m<sup>2</sup>

- ✓ Garden
- ✓ Fireplace
- ✓ Utility room
- ✓ Airconditioning

- ✓ Built in wardrobes
- ✓ Alarm system
- ✓ Terrace

- ✓ Heating
- ✓ Central heating
- ✓ Furnished

In the picturesque countryside near Sineu, Majorca, lies an exclusive finca that impresses with its architectural beauty as well as its idyllic location. The property, which sits on a generous plot of 15.046 m<sup>2</sup>, offers an exceptional combination of modern comfort and traditional charm.

The estate was built in 1989 and completely renovated to German standards in 2019. With a living area of 290 m<sup>2</sup>, it features spacious and bright rooms that create a wonderful connection to the surrounding nature thanks to the large window fronts. The open-plan living room with a high-quality soapstone fireplace invites you to linger. The Nolte kitchen is equipped to a high standard. The whole house is equipped with underfloor heating and the air conditioning guarantees a pleasant climate all year round.

The 3 spacious bedrooms, one of them en-suite, stand out. Each of the 3 bathrooms is barrier-free and equipped with modern conveniences. A separate guest flat with its own entrance and terrace offers additional space for visitors or can be used for rental purposes; the flat has a bedroom and a bathroom. One room can be used as a fourth bedroom. The outdoor area is characterised by a magnificent garden with exotic plants and fruit trees such as orange, lemon, fig and almond trees. The covered porch with breathtaking panoramic views invites you to relax all year round. A 10 x 5 metre swimming pool provides the necessary refreshment on hot summer days.

The property also has a large garage with workshop area as well as modern technical facilities such as video surveillance, a complete irrigation system and a drinking water treatment system. Its central location allows you to reach the airport of Palma in about 30 minutes and the most beautiful beaches of the island.

This exclusive finca combines the charm of rural Mallorca with the luxury and comfort of a modern house - a real gem on the island.