

## Beautiful Mediterranean Villa with country side views and tourist License



**Price: 2.650.000 €**

### GENERAL INFORMATION

Property Ref:	CW-N-PA-265	Category:	Villas, Luxury Houses, Finca
Location:	Santa Eulària des Riu	Area:	Santa Gertrudis
N. Bedroom:	4	N. Bathroom:	2
M <sup>2</sup> Property:	2400	M <sup>2</sup> Inside:	350



This house has an energy certificate and can be visited.

### DESCRIPTION

This Mediterranean villa, nestled between Santa Gertrudis and Sant Miguel on the enchanting island of Ibiza, offers a captivating blend of tranquility and natural beauty.

Featuring four bedrooms and two bathrooms, this villa is well-suited for families or groups of friends seeking a comfortable retreat. With a total constructed area of 350 square meters, inclusive of pergolas and terraces, the spacious living environment spans 200 square meters, complemented by an additional 40 square meters in an annex.

The villa's design centers around convenience and hospitality. A single-level layout ensures ease of movement, while a generously proportioned dining area with seating for up to 10 people invites gatherings and shared meals. The fully equipped kitchen is a functional and welcoming space, perfect for culinary adventures and entertaining.

Surrounded by the picturesque landscapes of Ibiza's countryside, the villa enjoys a serene setting with just one neighboring property at the rear. To the east and west, the vista is graced by the island's breathtaking natural scenery, creating a sense of peaceful seclusion.

Outdoors, a saltwater swimming area offers a delightful oasis for relaxation and leisure, while an outdoor kitchen and barbecue on the studio terrace cater to al fresco dining and entertainment. Multiple chill-out areas provide tranquil spaces for unwinding and spending quality time with loved ones.

This villa is not only environmentally conscious but also self-sufficient, with solar panels heating the water and its own well boasting a substantial 3,800,000-liter tank, ensuring a reliable water supply. The electricity capacity of 15,000KW meets the property's power needs effectively.

An additional advantage is the granted tourist license, permitting legal use for short-term vacation rentals. This feature opens up opportunities for generating rental income and hosting guests, adding to the property's allure.

In summary, this Mediterranean villa is a welcoming haven that combines comfort, charm, and the potential for income through tourism. It presents an enticing option for those seeking a serene and captivating retreat in the heart of Ibiza's natural beauty.



























































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