

## Spacious villa in attractive Ibizan style for sale near San Rafael Ibiza



**Price: 3.800.000 €**

### GENERAL INFORMATION

Property Ref:	CW-D-K-380	Category:	Villas, Luxury Houses, Finca
Location:	Sant Antoni de Portmany	Area:	San Rafael
N. Bedroom:	7	N. Bathroom:	4
M <sup>2</sup> Property:	15.073	M <sup>2</sup> Inside:	



This property is not for sale until the energy certificate has not been submitted.

### DESCRIPTION

Tucked away in a serene, secluded area near San Rafael, this charming villa embodies the true essence of Ibizan style, offering a peaceful retreat surrounded by nature. The expansive property, spanning over 15,000 m<sup>2</sup>, features a partially fenced area of approximately 7,000 m<sup>2</sup> and is registered with two separate land registry numbers, providing abundant opportunities for various uses. Whether you're envisioning a plantation, a children's park, a horse park, or the possibility of building a guest house, this estate holds endless potential.



As you arrive, you'll find ample parking space along with two double garages totaling nearly 200 m<sup>2</sup>, offering secure parking for up to six vehicles. This versatile space could also be transformed into a storage area, a home cinema, or a gym, depending on your needs.

The two-story main house welcomes you with a spacious living room, a dining area, and a well-equipped kitchen with direct access to the outdoor space. The first floor also includes three bedrooms, two bathrooms, and a guest toilet, making it ideal for family living. A cozy Sabina wood-covered terrace by the main entrance invites you to relax and enjoy the tranquil views of the lush green surroundings. Warmth and comfort are enhanced by wood stoves in the living and dining rooms, as well as in the kitchen.

Upstairs, a reading or TV room opens onto a covered terrace with picturesque garden views, while two more bedrooms, a bathroom, and a guest toilet complete this level. A separate guest apartment is also accessible from the second floor, featuring a living and dining area, a small kitchen, two bedrooms, a bathroom with a bathtub, and a partially covered terrace.

Across from the main house, a standalone guest room with a shower bath and terrace offers an inviting space to enjoy the beautifully designed garden, filled with easy-to-maintain native plants. This oasis of tranquility provides a perfect escape, with the option to build another house on the adjacent plot, presenting an exciting investment opportunity.

Complete with modern comforts like air conditioning, oil central heating, solar energy, a swimming pool, and wood carpentry, this property is ideal for those seeking an idyllic hideaway to enjoy the peaceful beauty of Ibiza.



































































































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