

## Tranquil Villa Surrounded by Nature Near Santa Gertrudis — Ideal for Renovation



**Price: 3.300.000 €**

### GENERAL INFORMATION

Category:	Villas, Luxury Houses		
Location:		Area:	Santa Gertrudis
N. Bedroom:	4	N. Bathroom:	4
M <sup>2</sup> Property:	11200	M <sup>2</sup> Inside:	380m <sup>2</sup>

### DESCRIPTION

Nestled in the heart of the Ibicencan countryside, this unique property offers peace, space, and authenticity—just five minutes from the charming village of Santa Gertrudis, known for its renowned restaurants, local boutiques, supermarkets, pharmacy, and vibrant year-round atmosphere.

Set on a **generous 11,000 m<sup>2</sup> plot**, the estate is surrounded by forest on one side and its own **fruit and olive trees** on the other, providing a rare sense of privacy and connection with nature.

The **450 m<sup>2</sup> built area** is distributed over two floors, of which **380 m<sup>2</sup> are dedicated to living space** and **70 m<sup>2</sup> to storage/warehouse areas**. The house features:

- **4 spacious bedrooms**
- **4 full bathrooms**
- A cozy **library**, perfect for reading or working from home
- **Two large living rooms**, one on each level, offering comfortable spaces for family living and entertaining
- **Parking for up to 5 vehicles**
- **The possibility to build a swimming pool** to enhance outdoor enjoyment

This property represents a **rare opportunity for renovation**—the ideal canvas for those looking



to transform a solid existing structure into a bespoke residence, tailored to their personal taste and lifestyle. Whether you're envisioning a peaceful family estate, a countryside retreat, or a stylish modern finca, this home offers the **perfect foundation to create your dream residence in your own private corner of Ibiza.**







































































































