

## country house for sale Sant Joan, Pla (Es)



Close your eyes and imagine... You arrive home, leaving the hustle and bustle behind. You are in Hortella (Sant Joan), where the tranquillity of the Pla de Mallorca envelops you. Here, comfort meets tradition in a property that offers the self-sufficiency you seek: mains electricity (ENDESA) and the luxury of your own artesian well, guaranteeing quality water for you and your garden.~~As soon as you step inside, the jewel in the crown awaits you: a spectacular 130 m2 terrace. A vast open-air living space with a private swimming pool and barbecue, inviting you to enjoy warm days and host family celebrations you'll always remember.~~The solidly built house offers 217 m2 on a generous 2,223 m2 plot dotted with pine trees and fruit trees. The space is cleverly laid out:~~Main Floor (111.80 m2): A sun-drenched home with a practical kitchen, a spacious living-dining room with a fireplace, three double bedrooms, a cosy sitting room with a wood-burning stove, and a full bathroom.~~Ground Floor (82 m2): A huge open-plan garage and several storage rooms, perfect for vehicles, hobbies or adapting to your needs.~~Its location is strategic: just 30 minutes from the best beaches, the airport and Palma. Furthermore, all amenities are just a few minutes away in Vilafranca, Porreres and Manacor.~~A Secure Investment with Potential for Appreciation~This is not just an emotional purchase; it is a brilliant financial decision. Thanks to the exceptional provisions of Decree-Law 3/2024 of the Balearic Islands, this property has the legal backing for full regularisation and the issuance of the Certificate of Occupancy. We have the technical report and a 100% legalisation quote, which guarantees legal certainty and immediately boosts the value of your investment.~~Don't miss this opportunity to secure your future in Mallorca. Contact me now to be the first to enjoy this experience.~~The sale price of the property includes the estate agent's fees, which will be paid in full by the seller. This price does not include the applicable transfer tax (ITP), which is 8.15%, nor the notary and registration fees, estimated at approximately 2%, which must be paid upon signing the relevant public deed.~The tax rates are calculated on the final price stated in the deed of sale and may vary depending on subsidies, grants, the taxpayer's age and other circumstances.~All information is based on data provided by the owner or the client. No liability is accepted for the accuracy, completeness or validity of the information. We reserve the right to make changes, correct errors and sell the property in the meantime.~This brochure does not constitute a contractual offer but is provided for information purposes only. Only the agreements set out in the notarial deed of sale are binding. The plans, floor areas and representations included in this brochure are for guidance only and may differ from the actual construction.~ROAIIB registration – GOIBE739576/2024

## property details

Spanishestate **6330844**  
id:  
reference:: **100PV106**  
close to/ located: **Sant Joan**  
region: **Pla (Es)**  
property type: **country house**  
rooms: **3**  
property surface: **217 m2**  
surface plot: **2223 m2**  
price: **€ 470.000**

## contact

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