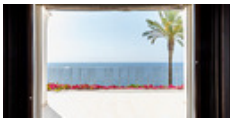


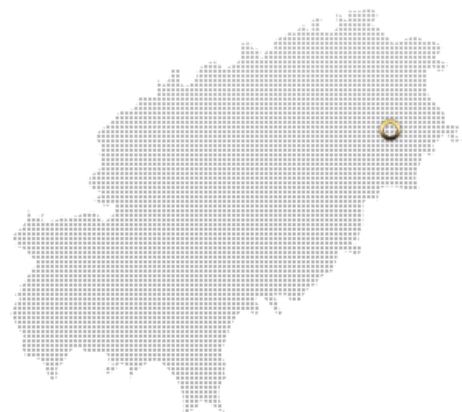
First sea line - seafront villa - exclusive Mediterranean property for sale - Sant Carles



Overview

Building surface:	571 m ²
Plot of land:	2,688 m ²
Distribution:	5 Bed rooms, 6 Bathrooms
Ref.-No.:	2211
Price:	8,500,000.00 €
Location:	Sant Carles
View:	Sea view, Sealine, Nice Sea View

Location



Description

This unique, well maintained property is located near the charming village of San Carlos, part of the community of St. Eulalia. Due to its privileged location in first sea line, you can enjoy breathtaking panoramic views from all rooms of the villa, as far as the bay of Cala Nova and the neighboring island of Formentera.

From the entrance of the villa you will first access a large, beautifully created patio with plants typical of the island, a fish pond and a covered dining area.

The patio leads to the entrance of the main house. As soon as you enter the foyer, the incredible sea view opens up, which accompanies you in all rooms.

The living space of the property amounts to a total of 571.41 m² with the following distribution:

On the lower living level there is a spacious foyer with adjoining living room and side fireplace area and a dining area followed by an open modern kitchen

There are 3 entrances to the spacious covered terrace with adjoining lawn and beautiful pool area. The magnificent pool measures 25m x 3.5m and is uniquely positioned 30m directly above the sea.

Back to the foyer of the villa, a staircase leads to the upper living level with the magnificent master bedroom featuring its private terrace and frontal stunning sea views.

On this living level there is also an extremely spacious master bathroom, another bedroom with bathroom and a dressing room.

In addition, there is a guest bathroom and a wardrobe in the main house.

The other 4 bedrooms are accessible from the patio. Here is an apartment with kitchen, bathroom, separate toilet and 2 bedrooms, one of them with direct access to the pool.

Opposite this apartment there are two more bedrooms, each with a bathroom and subsequent covered terrace.

Exterior:

The well-maintained outdoor area is designed with several partially covered terraces and a beautifully landscaped garden that completes this little paradise.

In summary, this is an exceptional, high-quality dream property in a unique location, which satisfies the highest demands and can be used all year round due to its facilities and comfort.

Further data:

- Garage 30 m² with direct access to the patio.
- Basement 80 m², including heating room and pool equipment room
- utility room
- Air conditioning
- Central heating for house and pool

San Carlos is a small but very well-known village north of Santa Eulalia. It became famous in the 70ies as a hippy-village, because many of those days' characters settled down nearby in its beautiful surroundings.

It is also the site of the most authentic of the hippy-markets which take place every Saturday.



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Coci Patrizia Tappert and Uwe Richtberg
Founder and managing directors

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