



## Nice villa with Expansive Grounds Near San Rafael

**Location:** San Rafael

**Property Type:** House

**Property ID:** CW-D-K-380

**Price:** 3800000

**Built Size:** 560m<sup>2</sup>

**Inside / Carpet Area:** 560m<sup>2</sup>

**Plot Size:** 15073m<sup>2</sup>

**Bedrooms:** 7

**Bathrooms:** 4

### Features:

- Swimming Pool
- Garden
- Parking
- Terrace
- Air Conditioning
- Fully Furnished

## Post Description

Nestled in a peaceful and private location near San Rafael, this stunning villa captures the essence of traditional Ibizan charm while offering modern comforts. Spanning over 15,000 m<sup>2</sup>, with a partially fenced area of 7,000 m<sup>2</sup>, the property holds two separate land registry numbers, allowing for a variety of possibilities, including a guest house, a children's park, or even a horse retreat. Surrounded by lush greenery, this estate is a true haven of tranquility. The two-story main house features a spacious living room, a dining area, and a fully equipped kitchen with



direct access to the outdoor space. The first floor includes three bedrooms, two bathrooms, and a guest toilet, while an inviting Sabina wood-covered terrace offers a perfect spot to unwind. Upstairs, a cozy reading or TV room leads to a covered terrace with serene garden views, accompanied by two more bedrooms, a bathroom, and an additional guest toilet. A separate guest apartment on the second floor provides a private retreat with two bedrooms, a small kitchen, and a partially covered terrace.

Additional accommodations include an independent guest room with its own shower bath and terrace, overlooking the beautifully landscaped garden filled with native, low-maintenance plants. Across the estate, two double garages spanning nearly 200 m<sup>2</sup> offer secure parking for up to six vehicles and can easily be converted into a storage space, a gym, or even a home cinema. With the option to build another house on the adjacent plot, this property also presents an excellent investment opportunity.

Designed for comfort and sustainability, the villa comes equipped with air conditioning, oil central heating, solar energy, wood carpentry, and a swimming pool, ensuring a perfect blend of rustic elegance and modern convenience. This exceptional home offers an idyllic retreat for those seeking peace, privacy, and the authentic beauty of Ibiza.

















