

Luxury villa for sale in San Rafel with 6 bedrooms



Price: 4.700.000 €

GENERAL INFORMATION

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|--------------------------|----------------|------------------------|------------------------------|
| Property Ref: | CW-DAV-47 | Category: | Villas, Luxury Houses, Finca |
| Location: | Puig den Valls | Area: | Puig den Valls |
| N. Bedroom: | 6 | N. Bathroom: | 7 |
| M ² Property: | 15800 | M ² Inside: | 450 |



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

DESCRIPTION

Stunning both inside and out, this is a truly spectacular home for sale in Ibiza. With 6 bedrooms, each with an en-suite bathroom, the villa would make an exceptional family home on the White Isle.

Built just 4 years ago, the property is modern yet with a touch of rustic charm including wooden ceiling beams in the living-dining areas and kitchen. Three of the 6 bedrooms are located on the ground floor with the 3 remaining bedrooms on the first floor. Each of the bedrooms is very spacious and has an en-suite bedroom and there is a further bathroom for guests. An extensive storage area, previously used for parking cars and boats, has lots of potential depending on the

requirements of the new owner.

The outdoor areas are equally impressive with large covered and open terraces, a spectacular swimming pool and inviting chill-out area, perfect for making the most of the excellent climate. There are also immaculate lawn areas and a large parking area with a car port. The entire plot is fenced for security and peace of mind.

Given the villa's highly desirable characteristics and location just 7km from the city, this property could be an interesting option for investors. Furthermore, the villa has a tourist licence and excellent rental potential.

An exquisite home in Ibiza perfect for those seeking a spacious, modern property with excellent outdoor space.

- Open plan living room with a fireplace and a sofa area opens up onto the pool area - Main floor
- Open plan fully equipped kitchen with a breakfast table for 5 people (gas hob, oven, microwave, 2 x fridges, freezer, dishwasher, coffee machine, Nespresso machine, kettle, toaster, juicer, blender) with access to the garden - Main floor
- Indoor dining area with a table for 12 people overlooking the garden and the swimming pool area- Main floor
- Bedroom 1: Master (king) with bathroom en suite (bathtub & shower) access to two private terraces overlooking the country side- Top floor
- Bedroom 2: Master (king) bathroom en suite (bathtub & shower) with views to the country side Top floor
- Bedroom 3: (queen) with bathroom en suite (bathtub & shower) opening up onto a private terrace with views to the country side - Main floor
- Bedroom 4: (queen) with bathroom en suite (shower), with views to the mature garden - Main floor
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- Bedroom 5: (queen) with bathroom en suite (shower), opens up onto the BBQ area
- Main floor •
- Bedroom 6: (king) with bathroom en suite (shower & bathtub), opens up onto the swimming pool area - Main floor

POOL AREA

- Impressive pool lawned area with lovely views to Formentera & Ibiza old town
- Infinity chlorine pool (20m x 5m)
- Several sofa areas to lay down and enjoy the peaceful atmosphere
- BBQ (gas)
- Outdoor dinning area by the pool with a table for 10 people
- 6 Sun beds & 1 double sun bed
- 2 Parasols
- Al fresco shower

GROUNDS

- Mature Garden and fruit trees
- Several terraces with views to the pool area • Electric gate
- 450 m2 built area
- 15.800 m2 plot of land

OTHER AMENITIES

- Squash Court
- Cinema Room
- Large garage
- Wi-Fi Internet connection
- Air Conditioning in the entire house • Underfloor heating
- Indoor & Outdoor Sound system
- Satellite Sky TV
- BBQ
- Laundry room (washing machine and tumble dryer) • Baby cot & Baby high chair available (upon request) • Trampoline
- Property totally fenced • Large Car Park

LOCATION & ACCESS

- Can Zeppelin is located near San Rafael • Nearest beach is Talamanca 10min
- Nearest town is Ibiza town
- Ibiza town & Marina Botafoch 5 min
- Santa Gertrudis 7min
- Airport 10 min
- Supermarket 5 min • Golf course 15 min • Easy road access























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