

## Villa with unique and unobstructable view at Cap Negret - Ibiza



**Price: 1.220.000 €**

### GENERAL INFORMATION

|                          |                              |                        |                   |
|--------------------------|------------------------------|------------------------|-------------------|
| Category:                | Villas, Luxury Houses, Finca | Area:                  | Cala Gracio       |
| Location:                | Cap Negret                   | N. Bathroom:           | 2                 |
| N. Bedroom:              | 4,5                          | M <sup>2</sup> Inside: | 180m <sup>2</sup> |
| M <sup>2</sup> Property: | 1100                         |                        |                   |

### DESCRIPTION

This is a spacious 4.5-bedroom property with small pool and lots of privacy.

From here you have a breathtaking view of the sunset in the Bay of San Antonio over the sea. In winter you can see the porpoises swimming in the bay.

With two outside terraces, a terrace on the roof, the almost complete bay, a beautiful new garden and a small pool, this house is a real paradise.

In the lower garden there is a barbecue area with a built-in table and benches, where you can finish the evening with a glass of wine.

A brick-built garden house offers generous space for garden equipment and a small workshop.

A garage is attached to the dwelling house stilgerecht.

In the large living-dining area is a rustic, modernized fire place with built-in Nordic fireplace insert (including glass pane and fans to distribute the cozy warmth of the wood fire) for the winter. There are also air-conditioning in all living rooms and bedrooms.

The whole property is fenced to about 2 meters high. Two wrought-iron double-winged doors invite visitors to the street front.

From the garden you can reach the small secluded bay Cala Gracionetta by foot (about 200m) for bathing and in the evening delicious food.

#### equipment

The house has a modern kitchen with new appliances like oven, stainless steel, refrigerator and washing machine, a 5-burner gas stove with paella flame.

The light-flooded living and dining room is generous and adjoins the covered terrace with a complete bodententiefen glass front. The living room has a TV connection with satellite dish.

From a small hallway with adjoining storage room you enter a corridor that leads to the modern shower room and the spacious bedroom with a large built-in wardrobe. From this bedroom you also have access to the garden.

In the dining area is the beautiful fireplace. An inner staircase leads to the first floor with an entrance hall, a very large, divisible bedroom, from where one reaches the roof terrace. A modern shower bath rounds off the own living / sleeping area.

An outside shower with hot and cold water is located near the pool.

The garden irrigation is ensured by a Gardena irrigation system. A rainwater cistern under the house is currently not used.

#### location

This beautiful property is located on the impasse Carretera Cap Negret with close bus connection. A second private parking space in front of the property is on the small street.

#### Others

All installations, both water pipes and electrical cables, have been extensively renewed. The entire property has been constantly renovated and modernized over the years. High quality tiles on the floors of the entire villa, on the covered terrace and especially in the bathrooms in modern style complete the picture.











