

## Santa Gertrudis

Reference 101960



Beautiful, versatile finca in a lovely location as an investment opportunity near Santa Gertrudis with residential and commercial license

constructed area:	499 m <sup>2</sup>	swimming pool:	-
plot area:	2.657 m <sup>2</sup>	energy certificate:	in process
bedrooms:	2		
bathrooms:	1		
sea view:	-	<b>price:</b>	<b>€ 3,500,000.-</b>



## Santa Gertrudis Reference 101960



### Details:

This charming finca was built in 1900 and still retains its traditional Balearic style. The property is characterised by numerous wonderful details including robust wooden beams, impressive arches, and authentic wooden doors which together evoke a symbolic Ibiza atmosphere.

Details of the property:

- Constructed area: 499 sqm
- Plot: 2,657 sqm
- Permits: 404 sqm of space for commercial use on the ground floor and 95 sqm of living space on the first floor

Access is via wooden doors leading into a spacious interior which is decorated with beautiful arches. In the semi-open rooms there are charming details including coloured-glass windows, skylights, a fully mirrored wall, solid-wood doors and a cosy fireplace. The commercial area also has separate WC's for men and women and a practical laundry and storage room.

An internal staircase leads to the upper level where the living area is located. Situated on this floor is a separate, fully-equipped kitchen, and the living room with tiled floors and high ceilings, from where patio doors access a large sun terrace. Also on this floor there are 2 spacious bedrooms and a bathroom with bathtub.

All windows and doors are fitted with bars for security and peace of mind.

Exterior area of this versatile finca:

- Parking: Large, gravel parking lot for several cars
- Garden: Compact, typically-decorated garden with beautiful patio and large outdoor dining area
- Terraces: A large, tiled area offering multiple uses and a second terrace on the first floor providing panoramic views of the surrounding countryside

This lovely finca offers an exceptional investment opportunity with prime commercial space and a comfortable living area.

## Santa Gertrudis

### Reference 101960



### Location & surrounding area:

Santa Gertrudis de Fruitera is a charming village which is lively both during the day and in the evening with its bars, cafés and restaurants. Here you can find everything from delicious ‘bocadillos de jamón’ (toasted bread with ham) to avant-garde cuisine, such as in the Bar Costa. Surrounded by fruit trees and a very peaceful atmosphere, the village is a real delight. In addition, there are numerous shops for clothing and leather goods, and art galleries which are open all year round. The proximity to the Morna public school is also an added advantage for families, as is the excellent medical care. The village church, a historical landmark, was consecrated in 1797.



# Santa Gertrudis

## Reference 101960



  
**PORTA IBIZA®**  
Your home. Our passion.



Entrance area



Entrance area



Patio



Patio



Garden



Store

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA IBIZA • C./ CONQUISTADOR 8, E-07001 PALMA  
TEL. +34 971 720 164 • INFO@PORTAIBIZA.COM



# Santa Gertrudis

## Reference 101960



PORTA IBIZA®  
Your home. Our passion.



Store



Store



Store



Store



Store



Store

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA IBIZA • C./ CONQUISTADOR 8, E-07001 PALMA  
TEL. +34 971 720 164 • INFO@PORTAIBIZA.COM



# Santa Gertrudis

## Reference 101960



Store



WC store



Living area on the first floor



Bedroom on the first floor



Kitchen on the first floor



Kitchen

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



# Santa Gertrudis

## Reference 101960



Bathroom on the first floor



Private parking space



Facade



Store

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.

PORTA IBIZA • C./ CONQUISTADOR 8, E-07001 PALMA  
TEL. +34 971 720 164 • INFO@PORTAIBIZA.COM