



E&V ID: W-048QY6

SANT JOSEP - SANT JORDI

## Authentic finca with timeless character

TOTAL SURFACE

~311 m<sup>2</sup>

NUMBER OF BEDROOMS

5

PLOT SURFACE

~11,000 m<sup>2</sup>

ASKING PRICE

€3,150,000



## Property Details

Total Surface

~311 m<sup>2</sup>

Asking price

€3,150,000

Fireplace

✓

Last Modernisation / Restoration

2020

Solar panels, Own filtered well

✓

Plot Surface

~11,000 m<sup>2</sup>

Total Number of Bathrooms

4

Terrace

✓

Total Number of Parking Bays

6

Domotics, Alarm system, Electronic gate

✓

Number of Bedrooms

5

Air-Condition

Split Air-conditioned

Year of construction

1980

Views

Green View, Mountain View, Open View

## Commission Text

Engel & Völkers does not accept responsibility as the information provided in this brochure is for information only and it is subject to errors, omissions, change of price or withdrawal without notice.

Taxes, notary and registry fees must be paid by purchaser, the commission to E&V paid by the seller as stipulated by Spanish regulations.



## Property Description

This beautifully preserved finca combines authentic Ibizan character with spacious interiors and complete privacy. Set on fully fenced grounds and surrounded by olive, carob, fig, pine, and juniper trees, the property offers a peaceful countryside atmosphere with unobstructed south-facing views.

The house is spread over two levels. The traditional thick stone walls provide excellent natural insulation, while the high ceilings with exposed wooden beams enhance the sense of space and the charm of the setting.

The ground floor features a spacious two-level living room with a fireplace, a library, and a tv area, a dining area, and a large rustic-style kitchen with a pantry and laundry room. This level also includes a master suite with a large walk-in closet, a double bedroom, and a single bedroom ideal for a child or as an office.

On the upper floor, a guest bedroom with an en-suite bathroom opens onto a spacious terrace, adjacent to a second master bedroom. Covered terraces on both levels extend the living spaces outdoors.

The exterior is designed to embrace the Ibiza lifestyle, featuring a relaxation area under the pergola, a stunning pool, spacious sun terraces, a poolside bar terrace, and a dedicated barbecue area - perfect for entertaining guests in complete privacy.

The property features a smart home system that allows you to control lights, music, the intercom, and security directly from an app, making every space easily customizable. Solar panels complete the finca, combining modern comfort, sustainability, and authentic charm.



## Location Description

This property is perfectly located between Ibiza town and the village of San José offering both convenience and tranquility. Ibiza Town is just a 7-minute drive, while the village of San José is only 5 minutes away. The airport is conveniently close, about 5 minutes by car. Stun-

ning beaches and excellent restaurants can also be reached within 5 to 15 minutes, depending on your destination. This prime location provides the best of Ibiza while maintaining privacy and peace.



















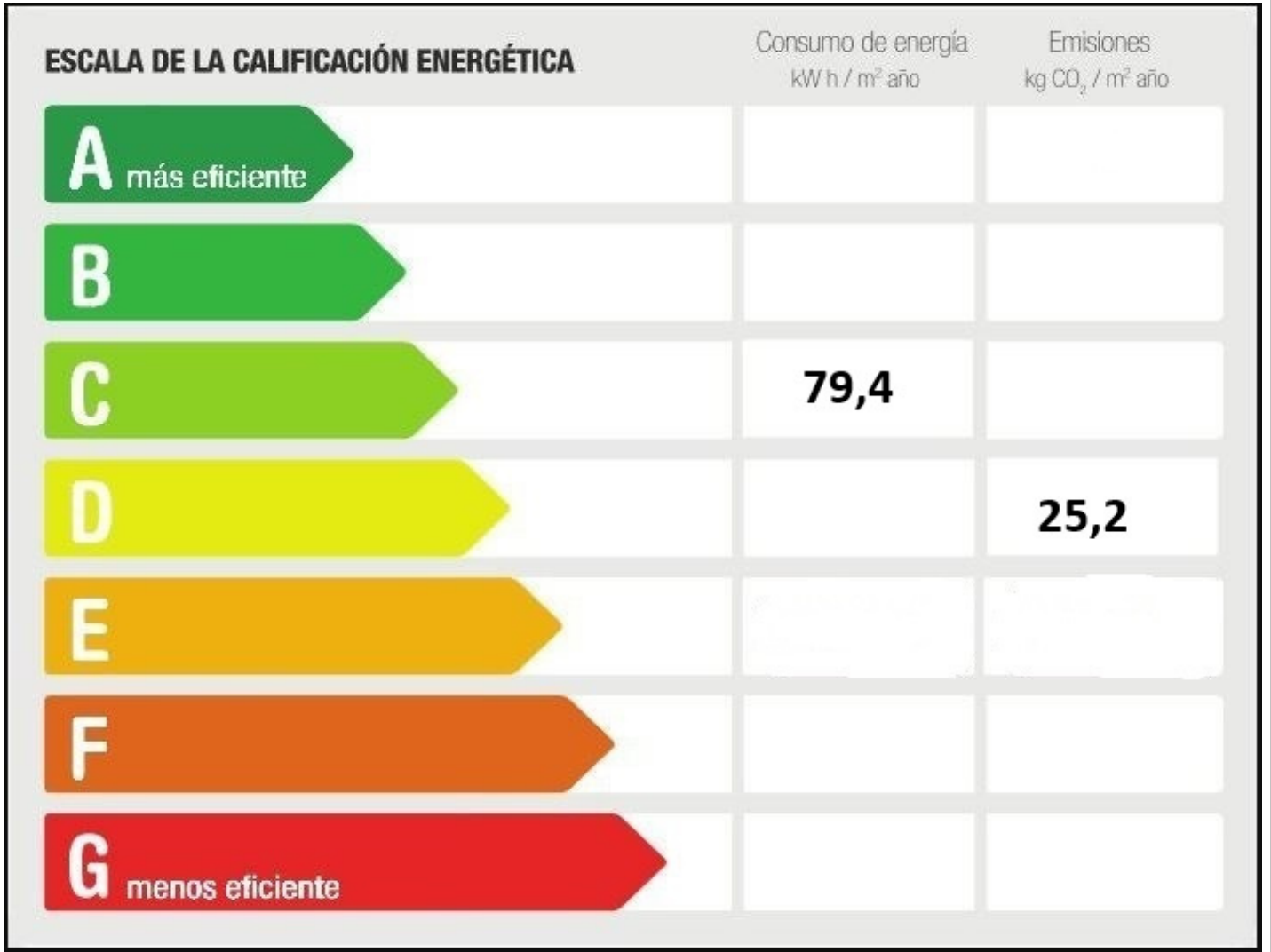












## Energy information

Energy Efficiency Rating

C

Heating Type

Solar Heating

Air-Condition

Split Air-conditioned

## Important Notice

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