



E&V ID: W-048NHC

SANT JOSEP - SANT JORDI

## Antique ibicenian finca with guesthouse and lush gardens

TOTAL SURFACE

~455 m<sup>2</sup>

NUMBER OF BEDROOMS

6

PLOT SURFACE

~10,000 m<sup>2</sup>

ASKING PRICE

€4,500,000



## Property Details

Total Surface

~455 m<sup>2</sup>

Asking price

€4,500,000

Air-Condition

Split Air-conditioned

Total Number of Parking Bays

4

Solar panels, Electric entrance gate

✓

Plot Surface

~10,000 m<sup>2</sup>

Total Number of Bathrooms

4

Flooring

Tiles

Views

Mountain View, Green View

Number of Bedrooms

6

Fireplace

✓

Independent Studio Flat

✓

Own pond

✓

## Commission Text

Availability upon agreement.

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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

Dating back more than 370 years, this remarkable estate offers a rare opportunity to own a piece of history. The property was rediscovered and thoughtfully restored in the 1980s by architect Philippe Rothier, before undergoing another extensive three-year renovation approximately twenty years ago, ensuring the preservation of its authentic character while enhancing its comfort and livability.

In front of the main residence lies a beautifully designed swimming pool renovated last year with spacious terraces, framed by elegant Marés stone walls. The grounds also feature the complete restoration of a 400 m<sup>2</sup> natural lake, home to Koi carp, creating a serene focal point within the garden. Numerous infrastructure improvements have been implemented, including an eco-friendly septic system, upgraded electricity and water lines with discreet access points across the property, photovoltaic panels with battery storage, and solar water heating.

Set within large fully fenced grounds, the estate is a true haven for nature lovers. Majestic century-old trees, vibrant flowers through-

out the seasons, and multiple secluded relaxation areas create an enchanting environment of privacy and tranquility.

The spacious main house currently offers three cozy bedrooms with two bathrooms, while a fourth independent room located outside the main house provides additional flexibility. The master suite includes a private dressing room, and the second bedroom features beautifully crafted fitted wardrobes with wooden doors.

The property also includes a charming detached guest house with two bedrooms, a bathroom, a kitchen, and a storage room, ideal for hosting family and friends.

Outdoor living is at the heart of the estate, with numerous terraces and sunny areas designed for relaxation and entertaining. A large carport provides convenient covered parking for several vehicles.

Combining historic charm, modern sustainability, and exceptional natural surroundings, this unique estate offers a peaceful and refined retreat for those seeking privacy, beauty, and timeless character.



## 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.























ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kW h / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>	<b>129,5</b>	
<b>E</b>		<b>35,9</b>
<b>F</b>		
<b>G</b> menos eficiente		

## Energy information

Energy Efficiency Rating

D

Air-Condition

Split Air-conditioned

## Important Notice

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