

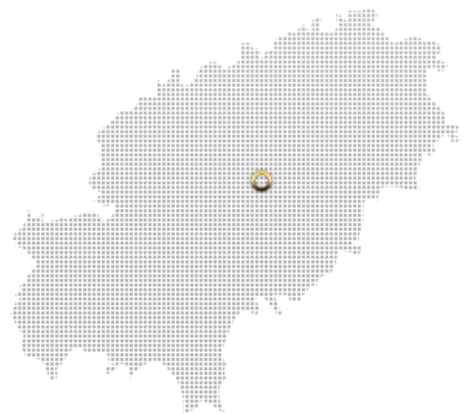
Enchanting and spacious 1900s finca in Santa Gertrudis for sale, Ibiza - Santa Gertrudis



Overview

Building surface:	499 m ²
Plot of land:	2,657 m ²
Distribution:	2 Bed rooms, 1 Bathroom
Ref.-No.:	2249
Price:	3,500,000.00 €
Location:	Santa Gertrudis
View:	

Location



Description

The surroundings

Discover endless possibilities with this spacious finca with both residential and commercial licenses, next to the charming town of Santa Gertrudis de Fruitera. This traditional building offers endless possibilities for commercial use on the ground floor, whether you envision it as a boutique store, spacious showroom or versatile workplace. The house is conveniently located right next to a road, making it very easily accessible with ample outdoor parking. The location of the house is tranquil but central; city life is just a stone's throw away. Find culture and vibrancy in Ibiza Old Town and find a family-friendly atmosphere in Santa Eularia, both reachable within 10 minutes.

The nearest beach is the picturesque bay of Talamanca on just a 10-minute drive away, while the scenic Cala Llonga beach can be reached in only 15 minutes. In addition to its central location, this commercial and residential gem is just a 15-minute drive from the airport. This remarkable property offers a unique opportunity to own a piece of Balearic history, seamlessly blending traditional elegance with a very convenient location and endless possibilities.

The finca

This versatile property was built in 1900 and has kept its charming traditional Balearic style. The property has an array of beautiful features including robust wooden beams, impressive arches and captivating authentic wooden doors which together evoke the symbolic Balearic atmosphere. The built area is 499m² on a generous plot of 2.657m². The building has a permit for commercial space for retail of 404m², which is on the ground floor, and a permit for 95m² residential space on the first floor. Upon entering through the authentic wooden doors, you will find a spacious interior decorated with beautiful arches. As you navigate through the semi-open rooms, you will find charming details such as stained glass windows, skylight windows, rustic wooden beams, a fully mirrored wall, beautiful solid wooden doors and a traditional fireplace. The commercial area also features separate men's and ladies' rooms, as well as a convenient laundry and storage area.

The indoor staircase takes you to the first floor, where the residential area is located. Here you will find a separate kitchen area, which has the framework to install a fully customized kitchen entirely to your culinary wishes. The living room has tiled floors, high ceiling with wooden beams and patio doors leading to a large solarium terrace. Continuing on this floor there are two spacious bedrooms and a bathroom with a bathtub. All windows and doors have security bars for your safety and peace of mind.

The outdoor spaces

On entering the premises you will find a very large open outdoor graveled parking area which provides plenty of space for a number of vehicles. Walk through a small garden to the entrance of the finca which is decorated with two welcoming artistic statues and a picturesque garden with typical Balearic flora. From the finca you access the beautiful outdoor patios. One has a generous canopy and space for a large outdoor dining table. This creates the perfect Mediterranean setting to entertain guests, with authentic colossal wooden doors adding character and charm to the building as a backdrop. The second patio has a large open tiled area and offers endless opportunities for recreation and relaxation. Discover a Bali-style covered relaxation space, ideal for lounging in the shade or for serene moments of yoga and meditation. On the first floor you will find a spacious solarium terrace with panoramic views of the Ibiza countryside, where you can enjoy the sun in private.

The site is completely fenced and guarantees your privacy and security. This exceptional property combines premium commercial space options with comfortable living accommodation, providing a perfect canvas to realize your residential and business ambitions in Ibiza.