

# Villa Xiprers

**Region:** Mallorca

**Sleeps:** 14 **Bedrooms:** 7 **Bathrooms:** 5

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## Overview

Built over a large plot of land in rural Mallorca, ten minutes' drive from the island's capital of Palma, this traditional Mallorcan country home is surrounded by beautiful orchards and olive groves preserving its privacy. The villa features 7 air-conditioned bedrooms and a salt-water pool with a large outdoor terrace to enjoy the Mallorcan sunshine. 2 week minimum stay in August

## Description

Nr Palma: 10 minutes' drive north of Palma, its beautiful gulf and all amenities, lies this traditional country home featuring 7 bedrooms, a salt-water pool immersed in beautiful mature gardens.

This is a beautiful traditional country home, with high beamed ceilings, located in the peaceful and calm agricultural area of Marraxi, which is just a few kilometres north of Palma - it takes approximately 12 minutes by car to Plaza Espana in Palma. This property boasts 15.000 m2 of mature gardens with extensive lawns, mature fruit and olive trees, a new private salt water pool surrounded by sun loungers and parasols, quality day beds, a hammock for an afternoon siesta and several outdoor dining areas to enjoy al fresco dining and the beautiful grounds. From the villa you can see the city of Palma and views of the impressive Sierra de Tramuntana.

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## Layout

### ACCOMMODATION

(1,000 m2)

#### **Indoors:**

Several sitting/ TV lounges and dining areas, high speed WI-FI internally and externally.

New fully equipped kitchen with modern appliances.

4 Double bedrooms, A/C, en suite bathrooms.

3 Double bedrooms, country views

(1 bedroom is on the ground floor, the other 6 are located on the 1st floor, with fabulous far reaching views over the surrounding countryside).

Separate bathroom.

Guest WC.

#### **Grounds:**

15. 000 m2 gardens comprising orchards and olive trees, lawn areas. Private 10 m x 5m salt-water pool (Romans steps), day bed, hammock, sun loungers and parasols.

Outdoor living furniture. Gazebo covered with bright bougainvillea and honeysuckle. Outdoor lounge and dining areas, BBQ. Mountain views. Fishpond (care with children) and 10 sculptures. Parking.

## More Info

## Features

- Aircon
- WiFi Internet
- Private Pool

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## Location

### DISTANCES

St Paul-de-Vence: 15 minutes' drive.

Nice: 30 minutes' drive.

Nearest beach: 13 km.

Golf: 15 km.

Nice airport: 17 km.



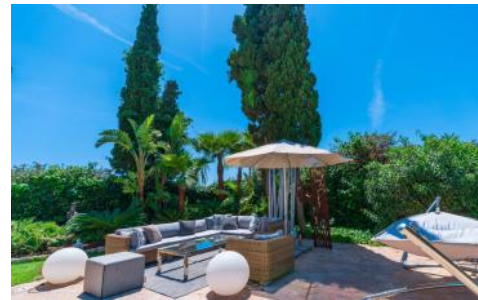


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## Photos



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