

# Finca de Felantix

Region: Mallorca Sleeps: 9

## Overview

Luxurious, traditional and utterly private, this fabulous property nestled in the Mallorcan countryside ticks every box. Enveloped in lush forest, the calm of the landscape oozes through the property itself through the multitude of French doors, with all rooms tastefully decorated to reflect the rural aesthetic of its surroundings.

The dappled sunlight filters into the house through the many balconies and verandas. The private pool descends towards the woodland and the tree canopy creates a sense of tranquil nature as the birds chirp overhead and the breeze rustles the leaves. The wooden fittings and furniture compliment the traditional décor, with a working fireplace filling the living space with a comforting warmth and glow. Wooden beams throughout the house and an assortment of eclectic furniture, alongside underfloor heating, ensure all the comfort of a traditional country house.

Upstairs each of the two bedrooms feels as peaceful and natural as the world beyond its walls, with calming colour schemes and direct access to the serene private space outside. The annexe is complete with a further three bedrooms, one double bedroom and two twin bedrooms, each with ensuite bathrooms.

The sun terrace is complete with a portable barbeque and luxury sun beds around the pool and creates a perfect environment to relax and enjoy the long summer days, while you can indulge in the calm and privacy of the location into the night as the stars twinkle through the tree branches. Enjoy al fresco dining on the balcony, the terrace or by the pool and make the most of the warm Mallorcan evenings. Should you choose to venture to the bars, restaurants and shops of the nearby town of Felantix you'll find this just a 10 minute drive away.

## Facilities

Private Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens  
• Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Ground Floor Bed & Bath • TV • Cot(s) • High Chair(s) • Walking/Hiking Paths



# Interior & Grounds

## The Villa

### Ground Floor

- Kitchen with ceramic glass cooktop, microwave, electric oven, and coffee machine
- Living room with TV, DVD, CD/Radio, fireplace, and access to terrace
- Dining room with access to terrace
- Bedroom with single bed (90 x 190 cm)
- Bathroom with shower

### First floor

- Bedroom with double bed (180 x 200 cm) and en-suite bathroom

### Annexe

- Bedroom with double bed (150 x 180 cm), en-suite shower and access to terrace
- Bedroom with two single beds (90 x 190 cm) and en-suite bathroom
- Bedroom with two single beds (90 x 190 cm) and en-suite bathroom

### Exterior

- Saltwater swimming pool (size: 12 x 6 m, depth: 1 - 2.6 cm) with surrounding sun loungers
- Outdoor dining area
- Portable barbecue
- Parking

### Additional Facilities

- Wi-Fi connection
- Air conditioning (on a timer, see T&Cs)
- TV's
- Under floor heating
- Washing machine
- Dishwasher
- Iron and board
- Highchair and cot available (please refer to T&Cs)

*Touristic Registration Number: ETV-1764*



## Location & Local Information

Warmly enveloped in nature, this is a peaceful area with panoramic views of the fabulous surrounding mountains and is the perfect spot to unwind and enjoy the sights and sounds of nature.

Whilst enjoying this beautifully private location, Finca de Felantix offers numerous nearby amenities, including bars, restaurants and supermarkets all under a 10 minute drive away in the fabulous town of Felantix. Even nearer are the remains of the Castell de Santueri, a very impressive castle in itself and providing a fantastic view over the island.

Further afield, the beautiful south easterly coastline of Mallorca is less than 30 minutes away, including the secluded, tranquil cove of the Playa Cala Estreta and the Mondragó Natural Park.

## Local Amenities

Nearest Airport	<b>Palma de Mallorca Airport (50.2 km)</b>
Nearest Ferry Port	<b>Port d'Alcúdia (52.1 km)</b>
Nearest Town/City	<b>Felantix (4.5 km)</b>
Nearest Restaurant	<b>Restaurant Xino Xano (5.1 km)</b>
Nearest Bar/Pub	<b>Cafè Can Moix (5.5 km)</b>
Nearest Supermarket	<b>Lidl (5.2 km)</b>
Nearest Beach	<b>Platja de Cala Marçal (16.1 km)</b>
Nearest Golf	<b>Vall D'or Golf (5.7 km)</b>
Nearest Tennis	<b>Tennis Courts (16.4 km)</b>



## What we love

- This is a totally unique property with a stunning blend of indoor/outdoor living from balconies to sun terraces and an amazing indoor fireplace.
- You'll enjoy astonishing panoramic views over the local mountains
- A beautifully rural location allows great privacy, still just a stone's throw from all the bars, restaurants and shops

## What you should know...

- While there are a number of amenities very nearby, car access is always useful for your stay on the island of Mallorca with limited other transport options available
- Don't forget the sacred Spanish siesta – be sure to plan around it and don't get caught out!
- The swimming pool is not fenced, so children must be supervised at all times

# Terms & Conditions

- Security deposit: €300 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
  - Arrival time: 4:00 pm
  - Departure time: 10:00 am
  - Energy costs included?: Yes, included in the rental price
  - Heating costs included?: Yes, included in the rental price
  - Linen & towels included?: Yes, included in the rental price.
  - Pool towels included?: Not available
  - End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
  - Internet access?: Wi-Fi internet access included in the rental price
  - Minimum stay: 7 nights. All other durations on request
  - Changeover day: Saturday during July & August. Flexible during other periods
  - Pets welcome?: Not permitted
  - Smoking Allowed?: Smoking & Vaping are not permitted
  - Tax: Tourist Tax is included in the rental price.
  - Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay
  - Other Ts and Cs: - First cot and highchair included in the rental price, second item will have an extra cost of €35 per week per item, please enquire.
  - Please note that the air conditioning works on a timer, available from 2 pm - 4 pm and from 9 pm - 9 am.
  - Other Ts and Cs: Closer to your arrival date we will send you a link to a registration form that must be completed at least two weeks prior to your arrival date. This is compulsory and failure to complete the form, before arrival, may cause issues gaining access to your holiday villa.
- General Directorate of Guardia Civil according to art. 16 of Law 39/2015