

## Country House for sale in Campanet, Mallorca

7,500,000€



The farm is historically documented as one of the oldest farms in Mallorca and of special value in terms of water resources thanks to its location close to the emblematic Fonts Ufanes. The farm is located in one of the most beautiful valleys and close to the town of Campanet, on the old road that linked this town with Pollença. The idyllic setting is within the Serra de Tramuntana, declared a World Heritage Site by UNESCO in 2011. The land occupies about 72 hectares, including 11.5 hectares of vineyards, 20 hectares of olive groves and the rest is the mountain of "Puig de Ses Mates Verdes", which has a height of 372 meters. It is located in the Campanet Valley, located on the edge of the Serra de Tramuntana. The farm is 35 minutes from the Airport and the center of Palma and 15 minutes from the beaches of the North of Mallorca. It also delimits with the Fonts Ufanes and the Caves of Campanet. The buildings have fallen into a state of neglect for the last 25-30 years. Much of the South-facing 2,000-square-meter Possessió was built during the 18th century, around a central courtyard and on a hill with spectacular views over the vineyard and natural surroundings. Inside the Possessió there is a protected consecrated chapel, a spectacular oil mill and other details of special historical interest. In the project, these historical considerations have been valued and the planning of a Rural Hotel with a total of 28 rooms, restaurant, bar, gym, a small villa and swimming pool, as well as 1,743 m2 of terraces and outdoor spaces has been approved. Due to recent changes in legislation, this project is potentially the last Rural Hotel license granted in Mallorca. In addition to operating as a Hotel, the project offers many income opportunities in other ways, such as offering it as a Holistic Retreat or a place for celebrations and weddings, as it has a chapel 5 minutes away on foot (Capilla de Sant Miquel). Food tours through the vineyards and olive trees could also be offered. There is a space for the construction of a modern winery and an oil mill to exploit the available agricultural resources and also offer a unique and exclusive product. The budget for the project is calculated based on 30 rooms with an average cost of 200 thousand euros for their renovation and 500 euros per m2 for common areas, resulting in a total of € 4 million. From 2017 to 2019, a total of 11.5 hectares of organic vineyards have been planted. With the Merlot, Cabernet, Syrah, Chardonnay and other local varieties, it is expected to reach an annual production of 55,000 liters at

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|--|--|---|
| <input type="checkbox"/> 0 bedrooms                      | <input type="checkbox"/> 0 bathrooms         | <input type="checkbox"/> 474m <sup>2</sup> Build size |
| <input type="checkbox"/> 718,640m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Basement | <input checked="" type="checkbox"/> Solarium          |
| <input checked="" type="checkbox"/> Water Deposit        | <input checked="" type="checkbox"/> Terrace  | <input checked="" type="checkbox"/> Storeroom         |
| <input checked="" type="checkbox"/> Kitchen Indep.       | <input checked="" type="checkbox"/> Ceilings | <input checked="" type="checkbox"/> Light             |
| <input checked="" type="checkbox"/> Water                | <input checked="" type="checkbox"/> porch    | <input checked="" type="checkbox"/> Balcon            |
| <input checked="" type="checkbox"/> All Foreign          | <input checked="" type="checkbox"/> Pantry   | <input checked="" type="checkbox"/> Illuminated       |
| <input checked="" type="checkbox"/> X                    |  |   |

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