

Sineu (Sant Joan) – Mitte

Renovated manor house from the 13th century with spectacular views

Property ID: ES22379035



PURCHASE PRICE: 3.500.000 EUR • LIVING SPACE: ca. 327 m² • ROOMS: 10 • LAND AREA: 199.965 m²

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At a glance

Property ID	ES22379035	Purchase Price	3.500.000 EUR
Living Space	ca. 327 m ²	Condition of property	Completely renovated
Available from	According to the arrangement	Construction method	Solid
Rooms	10	Usable Space	ca. 1.275 m ²
Bedrooms	5	Equipment	Terrace, Guest WC, Swimming pool, Fireplace, Built-in kitchen
Bathrooms	5		
Year of construction	1354		
Type of parking	1 x Car port, 2 x Garage		

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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	LUFTWP	Final Energy Demand	14.20 kWh/m ² a
Energy certificate valid until	21.09.2028	Energy efficiency class	A
Power Source	Air-to-water heat pump		

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A first impression

This manor is the Possession "Sa Torre de Montornes", located in the southeast of Sineu. The first historical references date back to 1354 and the development of the Possession, which was an important center of agriculture and livestock in its time, is documented in various works. In the last decades (19th and 20th centuries) the main building was rebuilt several times, so that today it can be seen in its present state. The change of owners and the conversion of the first floor for wine production at the beginning of the 20th century have led to a structure in which the first floor contains a series of open rooms (today without specific use) and the upper floor is the main floor where the family of the owners lived. In recent years, the property has been extensively renovated and modernized while maintaining its original character. For example, underfloor heating has been installed in the living areas, an elevator has been installed, and various living spaces have been created that can be used independently. The bedrooms have integrated bathrooms. In addition, there is a large kitchen, a living-dining room as well as a fireplace room, from which you can access the adjacent terrace, which offers a fantastic view. It is possible to build a swimming pool with a size of 35 square meters. Another highlight is the terraced avenues and extensive garden areas around the house. Power is supplied by a powerful photovoltaic system, which was designed as the main source of energy. A highly efficient heat pump, which operates during the day and only when the batteries are charged, heats the water in an old, large underground tank that serves as a seasonal hot water storage tank and feeds an underfloor heating system that keeps the house comfortably warm in winter. The photovoltaic system electricity generation allows charging an electric car. This exceptional property is looking for a new owner who appreciates an original property, rich in history, with fantastic views of the surrounding area and a large plot.

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Details of amenities

- Vacuum cleaner system
- Underfloor heating
- Panasonic Aquarea High Performance heat pump (16kW)
- Photovoltaic system
- Charging station for electric cars
- Tunnel fireplace with cassette (8kW)
- Elevator
- Garages
- Distant view
- Large tree population
- Rainwater harvesting
- Septic tank with biological filter
- Self-contained residential units
- Deep well
- Solar system for power generation (21kW)

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All about the location

Sineu is a municipality full of Majorcan history. There was even a palace built there that was used as a residence by many Majorcan kings. Today the palace is a nunnery. Sineu is now a small, beautiful town where you can discover many old mansions and monuments on a short walk through the older parts of the town. Sineu is also known for its large weekly market, one of the last where livestock for agriculture is still sold.

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Other information

Basically, we recommend that the building law situation should be checked by a specialist lawyer. All information is based on the information of the owner or client. We do not assume responsibility for the completeness, accuracy and timeliness of the information. The brokerage fee will be paid by the seller. Taxes, the notary fee and the land register costs, incurred by the purchase, will be paid by the buyer.

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Contact partner

For further information, please contact your contact person:

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