

# DOMUS NOVA



Can Toni, Santa Eulalia  
€4,500,000



A vast hillside estate backdropped by pine forests and distant sea views. Farmed by several generations of the same family, this rural villa presents a rare opportunity.

Unfolding across olive groves and a rolling orchard, Can Toni enjoys a sprawling hillside plot. The villa is thought to be at least 200 years old. Both the main house and the outhouse are primed for reimagining.

Farmhouse features, including an original press, create a connection with the land. Meanwhile, thick finca-style walls create a sense of security. On the upper level, the principal bedroom features a small terrace which takes in panoramic views over the hillside.

The grounds are replete with rustic history. A threshing floor, designed to separate grain seed from stalks and husks, fans out in front of the house. With sea and sunrise views, it's a serene spot from which to surveil the mountainside.











## Property Details

Four bedrooms and one bathroom

Rare opportunity

Rural setting with panoramic forest and sea views

An expansive south-east facing hillside plot

Rustic stone walls and terracing

Organic farmland with apricot, orange and pomegranate trees

A traditional well, natural spring and borehole water supply

Private access road and additional access path

Electricity and internet supply

Build Size: 387 sq m

Plot Size: 81,542 sq m



LEYENDA

- límite parcela
- edificación
- ruína
- piscina, alberca
- muro, tapia, cerramiento
- vallado, cerca
- muro, tapia, en ruína o derruido
- carretera, camino asfaltado
- camino
- fita, mojón, señal, marca
- vértice destacado límite finca





## Location

Set in the campo yet eight minutes from Santa Eulalia, Can Toni offers a gateway to an authentic, slower pace of life and a year-round community. Stroll along Santa Eulalia's palm-lined promenade and yacht marina, peruse the hippy markets at Es Canar or catch the sunrise from the wide sandy shores of Cala Llonga. World-class restaurants, art galleries and shops are in plentiful supply in the surrounding region, although the vibe remains refreshingly laid-back.

### Driving distances

Santa Eulalia – 10 mins

Ibiza Airport – 10 mins

Ibiza Town – 12 mins

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+34 871 515 302

ibizasales@domusnova.com

domusnova.com/ibiza

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