

Historic 13th-Century Country Estate near Lloret de Vistalegre

Majorca, Grand Estate, renovation property, country house

Country House - Center - Lloret de Vistalegre

1232 1.743 m² 759.000 m²

Property Description

Lloret de Vistalegre · Mallorca · €2,928,375 · Historic Country Estate · approx. 1,743 m² Built Area · approx. 759,000 m² Plot · Main Residence & Historic Outbuildings · Open Views · High Degree of Privacy · Renovation Project · Ref. F-3399

Some properties are defined by more than location, size or architecture. Son Marrón is one of Mallorca's oldest documented country estates, combining an exceptional historical legacy with approximately 75 hectares of land in the largely unspoilt interior of the island.

The documented history of the estate dates back to 1232. Following the division of the former Arab agricultural estate of Beif-Taref, the land was granted by King James I to the nobleman Pere Arnau and subsequently passed through generations of different owner families. Son Marrón is therefore more than a traditional Mallorcan finca; it forms part of the island's centuries-old cultural landscape.

Today, the property offers a rare opportunity to carefully reinterpret a historic estate of this scale and develop it into an exceptional private residence in the heart of Mallorca.

Approximately 75 Hectares of Land and Historic Buildings

The approximately 759,000 m² estate comprises a two-storey main residence together with several historic outbuildings originally used as stables, staff accommodation and storage. The documented existing buildings provide a total built area of approximately 1,743 m².

Much of the land remains natural and is characterised by mature olive, fig and almond trees. Long views across the countryside, very few immediate neighbours and the sheer scale of the estate provide a degree of privacy that has become increasingly difficult to find, even in rural Mallorca.

The existing buildings have been recently documented by a local architect and the planning framework has been updated. Any future development of the property should be assessed on this basis and in accordance with the applicable planning and heritage regulations.

A Historic Estate with Exceptional Development Potential

Son Marrón is not a conventional renovation project. Its historic fabric, existing outbuildings and, above all, the scale of the land create the opportunity to establish a private residence with an identity that would be virtually impossible to reproduce through new construction.

For an owner seeking to preserve original architecture while introducing contemporary standards of living, the particular appeal lies in the combination of history, landscape and privacy.

Lloret de Vistalegre – Authentic Mallorca in the Heart of the Island

The estate is located near Lloret de Vistalegre and Sineu, within one of Mallorca's most traditional rural landscapes. Fields, orchards, historic fincas and small villages define the surrounding countryside, with the silhouette of the Tramuntana mountains visible in the distance.

Despite its distinctly rural setting, the property remains well connected to Palma, the airport and other parts of the island. Nearby towns such as Sineu, Santa María and Binissalem offer local markets, restaurants, everyday amenities and some of Mallorca's established wineries.

Depending on wind direction and flight operations, aircraft may be noticeable from the property. We disclose this prior to arranging a viewing so that prospective buyers can take this aspect into consideration beforehand.

Historic estates of this scale cannot be recreated in Mallorca. Approximately 75 hectares of contiguous land, around 1,743 m² of documented buildings and a history extending back to the 13th century give Son Marrón a particular value defined by its heritage, scale and long-term potential.

Detailed information regarding the existing buildings, historical documentation and planning framework is available to qualified prospective buyers upon request.

Please note: All information is based on details provided to us by the owner and/or their representatives and is supplied without guarantee. Images may have been digitally or AI enhanced. Areas, existing buildings, historical information and the planning possibilities for renovation or future use should be verified as part of the appropriate legal and technical due diligence. Prior to any final purchase decision, we generally recommend appropriate legal and technical due diligence as well as professional tax advice.

Details

Ref No	F-3399
Plot size	759.000 m²
Living space	1.743 m²
Year of construction	1232
View	countryside
Aircondition	No Aircondition
Heating	No Heating
EPC	Pending
Amenities	open fire place
Price	**2.708.748 €**

Central Mallorca – Authentic, Tranquil, and Well Connected

Central Mallorca reveals a side of the island that has become increasingly rare in this form. Defined by open countryside, orchards, and traditional villages, areas such as Binissalem, Santa Maria, Alaró, Sineu and Campanet preserve a sense of authenticity and established character.

Views towards the Tramuntana mountains—one of the island's most striking landscapes—add a distinctive quality to many locations. At the same time, the region offers a sense of space and calm, deliberately set apart from the more frequented coastal areas.

Life here follows a different rhythm. Weekly markets, local gastronomy, and traditional crafts shape everyday life. Places like Binissalem, known well beyond the island for its wine culture, further underline the region's authentic appeal.

Despite its rural setting, infrastructure is excellent. Palma, the airport, and the coastline are all within easy reach, as are international schools and essential services. This balance between privacy and accessibility is a key reason why central Mallorca is increasingly sought after.

Properties are typically traditional fincas, set on generous plots, offering a high degree of privacy and individuality.

From an investment perspective, central Mallorca is defined by a clear set of fundamentals: limited building land, controlled development, and a relatively scarce supply of high-quality properties. At the same time, demand is gradually shifting towards more authentic inland locations.

This dynamic supports long-term value stability with further potential for appreciation—particularly for buyers seeking to combine lifestyle quality with a sustainable investment perspective.

Broker

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I am looking forward to hearing from you

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