

Pollensa  
Reference 118193



  
**PORTA MALLORQUINA®**  
Your home. Our passion.

## Country-house in idyllic rural surroundings in Pollença with pool and touristic rental licence

constructed area:	300 m <sup>2</sup>	swimming pool:	✓
plot area:	13.400 m <sup>2</sup>	energy certificate:	in process
bedrooms:	4		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 1,800,000.-</b>



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### Details:

This picturesque, traditional country-house is tranquilly situated just a 10 minute drive from the beaches of Puerto Pollensa and Puerto Alcudia. It stands on a plot of approx. 13,400 sqm surrounded by Mallorcan nature and countryside.

Its living space is distributed over one level and includes 4 bedrooms and 3 bathrooms, with a spacious, openly-designed and perfectly-distributed living/dining area with fireplace assuring a pleasant ambience on cooler evenings.

The master bedroom has an en-suite bathroom, and the remaining bedrooms share a full bathroom. There is also a shower room accessible from the barbecue area.

The fully-equipped kitchen with breakfast area accesses a fantastic covered barbecue zone offering ample space to enjoy convivial evenings with family and friends.

A beautiful terrace next to the garden provides the perfect place to enjoy the pleasant Mallorcan weather, with a further covered terrace and the pool ideal for sunbathing and cooling off during the summer months.

Special feature of this lovely property are its privacy and tranquillity, surrounded by nature, and its touristic rental licence. The property is ideal for those who are looking for privacy and natural surroundings without the necessity to compromise on luxury.

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### Location & surrounding area:

Pollensa, known by insiders as the "second capital" of the island, emanates a very special, even princely charisma. At the northern foothills of the Tramuntana mountain range, this romantic town offers a mountain panorama around the mountain Puig de Maria, which is the hallmark of this region. A rich, especially musical cultural activity offering and unique top real estate records, such as along the Calvario (Calvary) in the centre, or the peaceful classy residential district of La Font on the mountainside, and a stunningly beautiful rural setting on the adjacent valleys Vall d' en March, Vall D' Colonya and Vall D' Aixartell give this spot an incomparable charm. There is many a gem on offer which, along with a modern infrastructure is ideal for the perfect vacation property. Also for lovers of the traditional Majorcan town house, Pollensa is just the place - there are lots of properties to discover which have either already been completely renovated, or still have enough space for extra development.



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Beautiful garden



Façade



With holiday rental license



View to the pool



Large covered terrace



Garden

All information is correct to the best of our knowledge. Errors and prior sale excepted. This prospectus is purely for information purposes. Only the notarized deed of sale is legally binding.



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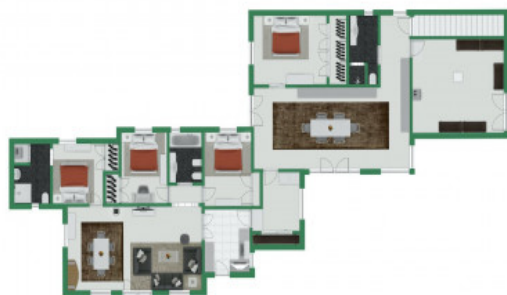


Large plot



Exposplan, nicht maßstäblich

Floor plan

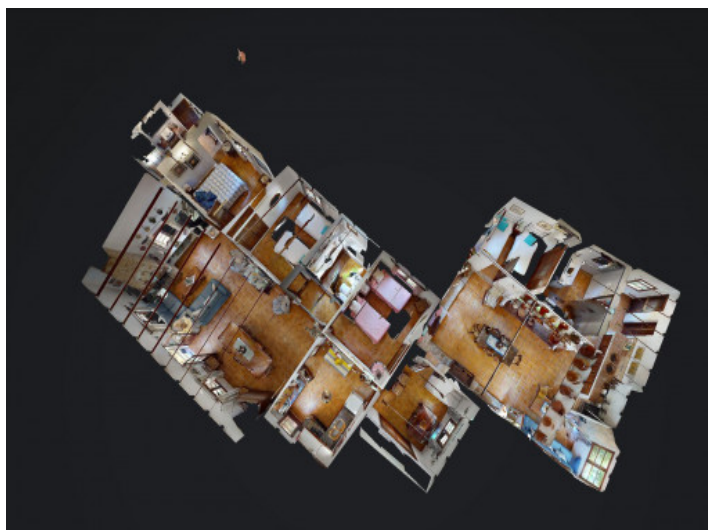


Exposplan, nicht maßstäblich

Floor plan



3D



3D

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