

Pollensa  
Reference 119016



  
PORTA MALLORQUINA®  
Your home. Our passion.

Country house with holiday rental licence and pool  
quietly-located in Pollensa

|                   |                       |                     |               |
|-------------------|-----------------------|---------------------|---------------|
| constructed area: | 450 m <sup>2</sup>    | swimming pool:      | ✓             |
| plot area:        | 14.300 m <sup>2</sup> | energy certificate: | in process    |
| bedrooms:         | 3                     |                     |               |
| bathrooms:        | 3                     |                     |               |
| sea view:         | -                     | price:              | € 1,800,000.- |



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### Details:

Built in 1996, this lovely country house is situated in Pollensa and stands on a tranquil plot of 15.000 sqm. It offers great privacy and tranquility although only a few minutes drive from the old town of Pollensa, and is surrounded by trees and Mallorcan countryside.

Its constructed area of 450 sqm is spread over 2 levels with a total living space of approx. 190 sqm. On the upper floor there are 3 double bedrooms, 2 of which have a private terrace and private bathrooms.

Housed on the ground floor is a spacious living room which has access to the pool area and garden, and a large kitchen with dining area, also with pool access. Windows are double-glazed, and air conditioning and oil-fired central heating assure pleasant temperatures at all times of the year.

The south-facing, 63 sqm kidney-shaped pool is surrounded by a green area holding a chill-out lounge and an outside kitchen with dining area, all inviting to relax and enjoy.

Located at the front of the plot is a septic tank, a workroom, well-maintained lawns, and the driveway. The plot has a private water source and is connected to mains power.

A highlight of this lovely property is certainly its valid touristic rental licence for up to 6 persons, which requires no renewal and makes the finca attractive as an investment object, also providing a supplementary income if required.

The property is offered for sale fully-furnished.

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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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Fantastic garden and pool area



The finca is surrounded by trees



Well-tended outdoor area



Covered terrace with dining area



Living area with direct garden access



Light-flooded living area

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 dining area



Elegant dining area and kitchen



One of 3 bedrooms



One of 3 bedrooms



One of 3 bathrooms



One of 3 bathrooms

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Sunny terrace with BBQ area



Ample terrace



Garden with chill-out area



Exterior view and pool



Exterior view and pool



Beautiful fountain

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Lovely garden



Bird's-eye-views to the finca

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