

## Sa Pobla

Reference 118759



PORTA MALLORQUINA®

Your home. Our passion.

Large, modern chalet with pool and touristic rental licence in a quiet area in Son Toni near Sa Pobla

|                   |                      |                     |                      |
|-------------------|----------------------|---------------------|----------------------|
| constructed area: | 440 m <sup>2</sup>   | energy certificate: | in process           |
| plot area:        | 2.000 m <sup>2</sup> |                     |                      |
| bedrooms:         | 6                    |                     |                      |
| bathrooms:        | 4                    |                     |                      |
| sea view:         | -                    | <b>price:</b>       | <b>€ 1,200,000.-</b> |



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### Details:

This property is situated on a sloping plot in the quiet residential area of Son Toni, only 5 minutes from Pollença. It was completely modified in 2015 and now presents an imposing structure with many glass elements and spatial depth.

Its paved driveway leads past the 32 sqm saltwater pool and the front garden to a covered terrace and the main entrance. A living space of 350 sqm is spread over 2 levels. On the ground floor are 3 double bedrooms, 2 bathrooms, one of which is en suite, a laundry room, the garage, the technical room, the living/dining area, and a modern kitchen with pantry. A gallery with floor-to-ceiling windows and stairs leading to the upper floor connects the living with the sleeping area. Housed on the first floor are 3 further double bedrooms, one with a private terrace, a bathroom, a storage room and an imposing, 100 sqm terrace with views over the countryside to the south of Cestatx.

On the ground floor once again, the gallery leads to the rear external area where there is a shower-bathroom with pre-equipment for a sauna at the rear of the house. The remaining part of the plot holds established pine and fruit trees and offers ample space for further construction or for establishing a garden.

Further features include a high living comfort in the form of double-glazed windows, oil-fired central heating with radiators in all rooms, central, 3-zone air conditioning, and underfloor heating in the living area which is connected to 12 solar panels on the roof which also supply warm water.

This exceptional house presents itself as a well-maintained, architecturally thought-out property in a sophisticated and well-connected residential area. Palma airport is only 30 minutes away, and the bays of Alcudia and Pollença can be reached in 15 minutes by car.

A further highlight which makes this excellent offer even more attractive is its touristic rental licence.

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### Location & surrounding area:

The village of Sa Pobla is characterised by its agricultural inheritance, and is situated in the north-east of the island close to the bay of Alcudia between Pollensa and Alcudia.

Untouched by mass-tourism it offers a pleasant and tranquil ambience for a relaxing holiday. On its market square Plaza Mayor is hustle and bustle every day with diverse shops, restaurants and pleasant cafes, whilst sports-orientated bicycle and hiking enthusiasts will be very happy.

The villages surrounding Sa Pobla are Muro, Bugar, Llubí and Pollensa, and the capital of Palma and the airport are only 40 kms away.

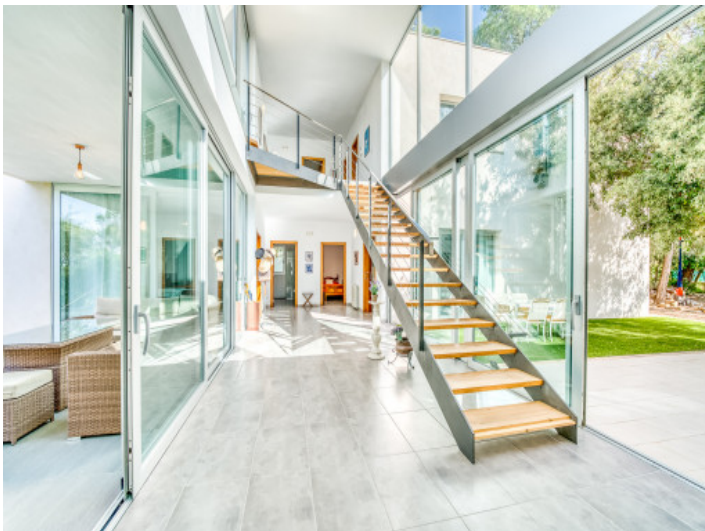
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Large, private pool area



Covered lounge terrace with view to the pool



Stylish and glazed gallery with access to the upper floor



Large living and dining area



Bright dining area with access to the kitchen



Large, modern kitchen

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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Direct access to a patio-terrace



Spacious kitchen terrace



Idyllic patio-like bbq terrace



Elegant interior design



Large bedroom on the ground floor



Corridor on the upper floor

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One of 6 bedrooms



Modern bathroom with bathtub



One of 4 bathrooms



Lighflooded bedroom with roof terrace



100 sqm roof terrace



Salt-water pool surrounded by various trees

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Exterior view and outdoor area

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