

## Puerto Pollensa

Referens 110654



Your home. Our passion.

Grand, enchanting country house near Port de Pollensa with absolute privacy needing renovation

Byggyta:	990 m <sup>2</sup>	Pool:	✓
Tomt:	8.188 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	6		
Badrum:	4		
Havsutsikt:	-	Pris:	€ 2.475.000,-



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### Detaljer:

Situated in an absolutely private location and protected by the foothills of the Tramuntana, this imposing property has an impressive constructed area of over 900 sqm including a main house and 2 outbuildings.

The living space of the 2-storey main house is distributed over, on the mezzanine floor (also the entry level) a representative reception area with a staircase leading to the upper floor, and a grand living room which accesses further spaces including a living area with fireplace, the lounge and the dining area with access to the kitchen. Also on this floor is a guest WC and a separate bedroom. All rooms are adjacent to the outside area and adjoin innumerable, covered and open terraces.

On the upper floor are 3 bedrooms, 3 bathrooms, a work room and a sauna with gym. All rooms are impressively dimensioned, and a balcony stretches along the whole length of this floor and provides lovely views over the surrounding land.

On the ground floor are the double garage and a further bedroom with bathroom. There is also a technical room accessible from outside.

Next to the main house is a private pool zone with pool house and a BBQ with a pleasant, covered dining place.

What was originally a garage building was converted into more living area and now has a bedroom and bathroom, accessible from outside. To the rear is another apartment made up of a bedroom, living room, kitchen, bathroom and a technical room. This living area also has its own garden and pool.

The 2nd guest house with 2 floors consists of, on the ground floor, an entrance area, living room, bathroom, bedroom and kitchen. On the upper floor is a further bedroom, a bathroom and a storage room.

In the outside area a lovely gravel drive leads through the well-kept gardens directly to the rotunda in front of the house. As well as a decorative garden there is also a part for agricultural usage, and the small orchard for house requirements should also be mentioned.

An imposing closed water cistern, which supplies water to the whole property, is situated about 20 metres from the house, and there is mains electricity.

All the finca buildings are in need of extensive renovation with regards to the technical aspects, and there are

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several deficiencies in the construction which need to be remedied.

The characteristics of this unique property are its proximity to harbour of Port de Pollensa, its privacy, the ample volume of buildings offering almost boundless possibilities to design room and space at will, and the established garden in front of the picturesque mountain background.

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### Läge & omgivningar:

Port de Pollençà – where the Mediterranean shows its most refined side

Port de Pollençà is one of the most beautiful and authentic destinations in northern Mallorca. Surrounded by the foothills of the Tramuntana mountains, this elegant coastal town combines maritime tradition, an international spirit and a lifestyle defined by sophistication and serenity.

The palm-lined seafront promenade, Passeig de Londres, is dotted with stylish boutiques, fine restaurants and charming cafés. Here you can enjoy exquisite Mediterranean and international cuisine while overlooking the calm, turquoise bay dotted with private yachts and sailing boats. The culinary scene in Port de Pollençà ranks among the island's best, from gourmet restaurants to chic beach clubs with an understated elegance.

Just a few minutes away lies the legendary Formentor peninsula – famous for its beaches, viewpoints and timeless natural beauty. The surrounding landscape is equally enchanting: rolling hills, exclusive holiday fincas and a tranquil ambiance make this area one of Mallorca's most desirable retreats.

Port de Pollençà attracts a cosmopolitan community of families, entrepreneurs, sailors and creatives from across Europe. Particularly popular among British, Scandinavian and German residents, the town exudes an international charm combined with Mallorcan authenticity. With its luxury properties, excellent infrastructure and proximity to Palma, Port de Pollençà stands as one of the island's most prestigious addresses.



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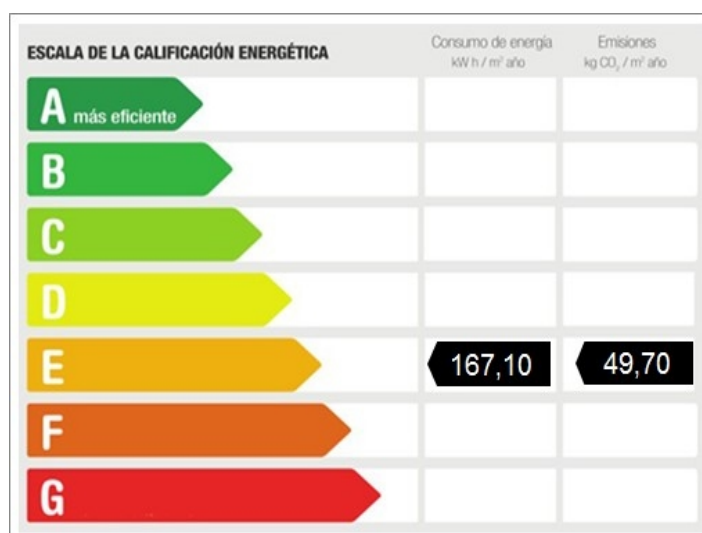
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