

Pollensa  
Referens 117539



PORTA MALLORQUINA®

Your home. Our passion.

## Comfortable finca with pool quietly-located between Pollenca and Puerto Pollenca

Byggyta:	244 m <sup>2</sup>	Pool:	✓
Tomt:	5.700 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	5		
Badrum:	4		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 900.000,-</b>



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### Detaljer:

In a quiet side street, in the midst of the rural beauty of the Pollença region, a small private gravel path leads to this finca.

This property is located on the northern half of a plot of about 5,700 square meters, enclosed by a stone wall. In the southern part, in the middle of the large lawn, surrounded by palm trees and well-kept hedges, is the 46 sqm swimming pool. The related technical equipment is stored in the casita next door. On the back side of the house there is also a relatively large green area. On the east side, a large demarcated area provides the ideal ground for agricultural cultivation, such as fruit, almond or olive trees.

Through the main entrance on the east side you enter the living-dining area with a fireplace and access to the large covered terrace facing south. Next to the living room is the enchanting kitchen with wooden finishes and the hallway leads to the 3 double bedrooms and 3 bathrooms (one en-suite). From the outside, next to the laundry room, a staircase leads to the second floor with a large sun terrace offering the perfect view of the Tramuntana mountains to the bay of Pollença. The interior on the second floor includes an additional bathroom, 2 double bedrooms and a lounge area. The latter could be converted into a small kitchen, thus turning the upper floor into a completely independent apartment. The crawl space under the house provides the necessary buffer zone between the structure and the moisture in the ground.

Water is obtained from the registered well on the property and there is city electricity. In less than a 5 minutes drive you are in Pollença and accordingly it takes only 7-8 minutes to reach the sandy beach of Puerto Pollença.

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### Läge & omgivningar:

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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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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