

Pollensa  
Referens 119446



Your home. Our passion.

## Fantastic country house in walking distance to the sandy beach of Port Pollençà

Byggyta:	301 m <sup>2</sup>	Pool:	✓
Tomt:	11.288 m <sup>2</sup>	Energicertifikat:	d
Sovrum:	3		
Badrum:	2		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 1.695.000,-</b>



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### Detaljer:

This Mallorcan finca is located on a plot of approximately 11.000 square metres in a prime residential area. Both the Tramuntana with its foothills of the Formentor mountain range and the beach promenade of Port de Pollença are within walking distance.

In the two-storey main house, the ground floor houses the living-dining area, the separate kitchen, a bathroom and the externally accessible garage.

The upper floor houses three bedrooms and a bathroom.

The house is fully furnished and designed as a summer house.

The outdoor facilities include a covered terrace, a great swimming pool, 2 covered parking spaces and an annexe that extends over 2 floors. It has water and electricity and offers a variety of uses.

The privileged location, is the unique selling point of this property so typical of the country.

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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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Escala de la calificación energética	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>	150.50	35.10
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		

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