

Crestatx  
Referens 077776



Your home. Our passion.

## Well-maintained villa with pool and rental license in Son Toni, Sa Pobla

Byggyta:	300 m <sup>2</sup>	Energicertifikat:	pågående
Tomt:	1.100 m <sup>2</sup>		
Sovrum:	6		
Badrum:	4		
Havsutsikt:	-	<b>Pris:</b>	<b>€ 949.000,-</b>



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## Detaljer:

This villa in Son Toni offers a contemporary living environment and many amenities. The house, built in 2008, is in an extremely well-maintained condition and boasts an impressive construction area of approximately 300 sqm on a spacious plot of around 1,100 sqm.

The property is located in a purely residential area that guarantees peace and privacy. At the same time, it's only a short drive from a picturesque village that offers year-round infrastructure. The proximity to a lively village allows you to easily access local amenities and restaurants.

The nearest beach is only about 15 minutes away, while the airport is reachable in about 30 minutes, making this location particularly convenient.

The property spans two floors with a living area of approximately 230 sqm. It features a total of 6 bedrooms with built-in wardrobes and 4 bathrooms, 2 of which are en-suite. The generously sized rooms provide ample space for family and friends.

On the ground floor, you will find an open kitchen with a cozy dining area, a practical laundry room, and an inviting entrance area. The bright living room opens up to a spacious terrace with a view of the pool.

The private pool, located on the sun-drenched south side of the property, measures about 30 square meters and is surrounded by lush green trees. Here, you can enjoy the warm Mallorcan sun and experience absolute privacy.

Due to the architectural concept of the house and the two separate entrances, it is also ideal for use as a 2-family house. Electric radiators and air conditioning are operated by an energy-efficient heat pump, and the windows have insulated glazing.

This property, with a renewed occupancy certificate, is an excellent investment opportunity as it has a vacation rental license for up to 8 people.

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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## Läge & omgivningar:

Crestatx is a very quiet, high-standing residential area, situated in the north of Mallorca between the villages of Sa Pobla and Pollençà. The nearest beaches are: Cala San Vicente and Puerto. Pollençà (less than 15 minutes). Lluç's Monastery is half an hour away. Ideal place for lovers of peace and quiet.

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