

Pollensa  
Referens 107690



Your home. Our passion.

Villa between Alcúdia and Pollençà with views to the bay of Pollençà and a generous living area

Byggyta:	870 m <sup>2</sup>	Pool:	✓
Tomt:	13.112 m <sup>2</sup>	Energicertifikat:	pågående
Sovrum:	7		
Badrum:	4		
Havsutsikt:	✓	<b>Pris:</b>	<b>€ 650.000,-</b>



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### Detaljer:

This country house in need of refurbishment has the character of a villa and can be converted into a first-class representative residence in one of the best residential areas in the surroundings of Pollensa.

The main house set on a plot of approx. 13,112 sqm has a living area of 279 sqm spread on 2 floors and every room offers a distant view to the bay of Pollensa. From the roof terrace, you have views to Formentor, to the peninsula of Victoria and a large part of the Tramuntana Mountains as well as to the bay of Pollensa.

The main level of the house can be accessed by 3 entrances. The classic architecture of the floors has a U-shape with 2 wings. The central living and dining area consists of 3 very large halls featuring 2 fireplaces. The east wing of the house comprises 2 bedrooms, a bathroom as well as another hall with a fireplace. The west wing allocates 2 bedrooms, a bathroom as well as the kitchen (also with a fireplace). A covered terrace along the complete front of the house leads directly to the pool by a broad representative staircase.

On the ground floor, there are 2 separate bedrooms with bathroom respectively as well as a small apartment comprising a bedroom, a bathroom and a live-in kitchen.

Furthermore, there is an unused space of approx. 120 sqm, which could be converted into further rooms.

The exterior features a tennis court, a garage comprising the heating, a garden shed and a small house for the electricity meter as well as a room for the pool equipment.

The house needs renovation and a large part of the outdoor facilities have to be refurbished. Due to the good basic structure of the building the refurbishment is manageable and the price is attractive.

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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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