

Pollensa  
Reference 117132



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Country-house with guest houses, tennis court and pool in Pollenca

constructed area:	1.143 m <sup>2</sup>	swimming pool:	✓
plot area:	76.765 m <sup>2</sup>	energy certificate:	in process
bedrooms:	11		
bathrooms:	9		
sea view:	-	<b>price:</b>	<b>€ 3,500,000.-</b>



# Pollença

## Reference 117132



### Details:

This historical manor house is situated between Pollença and Puerto Pollença close to the Tramuntana mountains, in the midst of the picturesque idyllic countryside in the north of Mallorca. It is very well connected, with a private driveway from the road leading quickly to the finca.

Passing the guest houses and a carport with space for 3 vehicles, the driveway leads to a stone bridge which crosses a stream and ends at the forecourt of the finca. During Franco's era rock-blasting cleared the present location of the main house. The hillside location created by this offers fantastic views from the surrounding terraces over the countryside to the south of Pollença as far as Arta.

The facade of the house is natural-stone, and there are handmade details worked into the columns and walls, with the coat-of-arms of the founding family decorating the entrance.

Its living space of 430 sqm is spread over 3 levels. On the ground floor is the living area, a double bedroom with en-suite bathroom, the dining area, and the atrium to the south side with access to the pool with perfect views and natural light.

On the lower floor is a bedroom, a bathroom and the large kitchen with a personnel staircase leading to the dining area.

The upper level consists of 4 double bedrooms with bathrooms en suite, and a south-facing sun terrace.

Heating is by means of oil-fired central heating and air conditioning.

Apart from the guest houses with a total of 5 bedrooms and 3 bathrooms, there is also a bbq house with stone oven, grill zone, ceremonial hall, and kitchen equipment to an industrial standard. Also on the 76.765 sqm of land is a tennis court, a storage building, a garage and a small chapel.

The southern part of the property is grassland, and to the north the land reaches as far as the peak of the mountain. Water is supplied from a well, and there is mains power.

# Pollensa

## Reference 117132



### Location & surrounding area:

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.

Pollensa  
Reference 117132



Pool area in absolute privacy with distant views



Stunning panoramic views from the terrace



Lightflooded wintergarden with a view



Rustic living area with terrace access



Further living area with wooden ceiling beams



Rustic dining area on the upper floor

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.

Pollensa  
Reference 117132



One of in total 11 bedrooms



One of in total 11 bedrooms



One of in total 9 bathrooms



One of in total 9 bathrooms



Rustic bbq house with wooden beams



Pool area in the middle of nature

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.

Pollensa  
Reference 117132



Access to a guest house



View of the guest houses



Front view of the main house with stone facade



Mediterranean green plot



Property with tennis court from above



View from above

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.

Pollensa  
Reference 117132



View from above