

Pollensa  
Reference 121002



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Typical Mallorcan country house in Pollenca-your Mediterranean refuge

constructed area:	247 m <sup>2</sup>	swimming pool:	✓
plot area:	3.845 m <sup>2</sup>	energy certificate:	in process
bedrooms:	3		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 1,400,000.-</b>



# Pollença

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### Details:

Built in 2010 and standing on a large plot of 3,900 sqm, this charming, single-level finca offers an enchanting living environment surrounded by local nature. The property impresses with great rustic charm and has 6 light-flooded rooms, including 2 double bedrooms with en-suite bathrooms.

The heart of the house is presented by its spacious living/dining area with fireplace, furnished with cosy inviting sofas. An openly-designed fitted kitchen, with breakfast bar and high-quality appliances integrates harmoniously, with the adjoining dining area inviting to enjoy convivial mealtimes. The living area has direct access to a covered terrace overlooking the lovingly maintained garden, perfect to enjoy relaxing evenings.

In the external area the garden provides a Mediterranean landscape with old olive trees, majestic palm trees and flowering plants, the perfect place to relax and enjoy the heated pool, or to create your own kitchen garden. The large garden invites you to dream and linger - whether you are looking for a quiet haven under the pine trees or simply wish to enjoy the views of the surrounding mountains. For children there is a dedicated play area with trampoline and swings.

Separate from the main building is the 'La Casita' guest house, ideal for visitors or simply as a tranquil retreat, with its own terrace, kitchenette and bathroom.

There is also a roof terrace offering breathtaking views of the old town of Pollença and over the idyllic countryside.

This exceptional finca combines modern living with traditional Mallorcan charm, with further features including a double garage, ample parking space, and a wood-fired oven for outdoor pizza evenings.

Its location is only 2.5 km from the old town of Pollença, 4.5 km from the beach of Puerto Pollença and 10 km from Alcudia. Palma airport can be reached in approx. 45 minutes.

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### 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.

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Property in great location



Beautiful pool area



Great location



Aerial view



Large patio



Covered terrace

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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Garden shed



Large garden



Façade



Pool area



Whirlpool



Outdoor dining area

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View to the house



Aerial view

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PORTA MALLORQUINA • C./ CONQUISTADOR 8, 07001 PALMA  
TEL. +34 971 698 242 • [INFO@PORTAMALLORQUINA.COM](mailto:INFO@PORTAMALLORQUINA.COM)