

Pollensa  
Reference 121572



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Charming finca with pool and privacy in Pollensa

constructed area:	340 m <sup>2</sup>	swimming pool:	✓
plot area:	18.000 m <sup>2</sup>	energy certificate:	in process
bedrooms:	3		
bathrooms:	3		
sea view:	-	<b>price:</b>	<b>€ 1,775,000.-</b>



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### Details:

This country house is oozing with rustic charm and modern convenience. It's perfect for families to live in; it is equally perfect as an investment for holiday rentals. Alternatively, for those who want a taste of Mallorcan life, this is a great home away from home.

The traditional stone-clad façade is a delight and, complete with the property's own fully-functioning well, the property screams traditional Mallorca. The entrance opens directly to the lounge area, which leads around to the diner and semi-open kitchen. Next to the kitchen is a spacious utility room. The charm of the ground floor lies at the rear of the property in the form of an open entertainment area that is encased in floor-to-ceiling glass doors that brings the outside in. The outdoor kitchen, swimming pool and landscaped garden complete the al fresco feel.

Back inside and upstairs, there are 3 large bedrooms: 2 smaller but still double-sized that share a shower room and the master bedroom has an en-suite with bath tub. The master opens to the large terrace where the views lead from the bay of Pollença in the distance round to Victoria, Almadrava and the Puig del Maria in Pollença.

Among the charming features are the wooden shutters and quaint windows, the open staircase and beamed sloped roof in the upstairs bedrooms.

This property has everything you could want; plenty of natural light, a variety of areas for relaxing in, an ample sized kitchen and more than enough outdoor space including its own casita. It also has fantastic facilities such as under floor heating, central heating upstairs and air conditioning. Three bathrooms (the other is a shower room on the ground floor), the utility room and ample storage space complete this stunning house.

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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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Traditional stone-clad façade



Lounge area beside the pool



Lovely views of the pool and the surrounding



Garden with its own casita



Sunny lounge area in the entertainment area



Friendly living area

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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Entrance area, living and dining room



Dining area beside the living room



Large dining table and panoramic windows



Semi-open kitchen



Beautiful double bedroom



Large master bathroom with bath tub

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Master bedroom on the upper floor with bathroom en suite



Second bathroom with shower



Bright entertainment area on the ground floor



Spacious terrace with impressive views of the landscape

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