

Pollensa  
Reference 122003



Charming finca with pool, touristic rental licence and mountain views in Pollensa

constructed area:	300 m <sup>2</sup>	swimming pool:	✓
plot area:	18.000 m <sup>2</sup>	energy certificate:	in process
bedrooms:	3		
bathrooms:	2		
sea view:	-	<b>price:</b>	<b>€ 980,000.-</b>



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### Details:

This charming finca is situated in a quiet side street on the border between Alcudia and Pollensa, and offers a peaceful retreat. Built in 1985, it stands on a spacious plot of approx. 18,000 sqm, offering exceptional privacy and breathtaking views of the Sierra de Tramuntana mountains.

The property has almost 300 sqm of constructed area, with the main house offering 165 sqm of living space spread over a single level. This is distributed over 3 spacious double bedrooms with fitted wardrobes and split air conditioning, 2 bathrooms, a fully-equipped kitchen, and an inviting living/dining area which opens on to a covered terrace and the pool landscape.

Adjacent to the main living area is an outbuilding with a separate WC and a small kitchen, offering great potential for renovation and to become additional living space. Next to the main house is a casita with a small garage and laundry room which could easily be converted into a cosy guest-house with its own bathroom. The outdoor areas are equally inviting, with a well-maintained garden surrounding the 54 sqm pool, an outdoor shower, and a barbecue area with a traditional wood-burning oven, perfect for al fresco dining with family and friends.

The finca is self-sufficient in many ways, with its own registered water supply and solar panels generating 6 kW of energy, supported by a mains electricity connection. The property's habitability certificate has recently been renewed, and it has a valid touristic rental licence for up to 6 people.

With its extensive grounds and tranquil location, this lovely finca offers endless possibilities whether for use as a private residence, or as an excellent investment opportunity.

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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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Pool



Well-maintained garden



Beautiful pool area



Fantastic mountain views



Vegetable garden



Exterior view

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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Open plan living and dining room



Dining room with wooden beams



Fully equipped kitchen



One of 3 bedrooms



One of 3 bedrooms



One of 3 bedrooms

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One of 2 bathrooms



One of 2 bathrooms



Entrance area



Pool

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