

Pollensa

référence du bien 110108



PORTA MALLORQUINA®

Your home. Our passion.

Comfortable Finca with views over the picturesque valleys of Pollensa close to the village and the golf course

séjour:	348 m <sup>2</sup>	piscine:	-
terrain :	24.232 m <sup>2</sup>	energy certificate:	e
chambres:	4		
salles de bain:	2		
vue sur la mer:	-	<b>prix:</b>	<b>€ 1.250.000,-</b>



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### **description:**

This lovely Finca is located between the Pollensa golf course and the village and due to the slight slope of the land offers superb views over one of the picturesque valleys of Pollensa. The plot of 30,000 sqm ensures complete privacy.

The house is entered via a grand entrance area which could easily be used as living room. Also on the ground floor is the very spacious living/dining area with fireplace, the master bedroom with bathroom, and the separate kitchen and pantry.

On the upper floor are 3 bedrooms which share a large sun terrace which looks over the well-known 'Colonya' valley.

The outside area houses a very beautifully landscaped garden with pool which is accessed from the covered living room terrace. There is also a covered BBQ terrace. The agricultural part of the land is located on the 'lower' part of the plot.

Specifications include oil-fired central heating, double-glazed wooden windows and a fitted kitchen, and the house is fully furnished. The high ceilings with exposed beams, the generously-sized rooms and the large windows give the finca a manorial atmosphere.

The property has its own water source and mains electricity.

This beautiful Finca is also very interesting as an investment as it already has a very good occupancy rate in holiday renting.

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## localisation & environnement:

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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ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh / m <sup>2</sup> año	Emisiones kg CO <sub>2</sub> / m <sup>2</sup> año
A más eficiente		
B		
C		
D		
E	178,50	42,70
F		
G		

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