

Pollensa

référence du bien 122167



PORTA MALLORQUINA®

Your home. Our passion.

## Charming Mallorcan finca with pool & rental license near picturesque Pollença

séjour:	350 m <sup>2</sup>	piscine:	✓
terrain :	18.000 m <sup>2</sup>	energy certificate:	en proceso
chambres:	5		
salles de bain:	3		
vue sur la mer:	-	<b>prix:</b>	<b>€ 2.200.000,-</b>



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### **description:**

This attractive finca is situated in the idyllic location of Ca ne Axartell, near Pollença, and offers Mediterranean flair on a spacious plot of approximately 18,015 m<sup>2</sup> (about 1.8 hectares). The property has a comfortable living space of approximately 307 m<sup>2</sup> distributed over two levels.

On the ground floor, the entrance leads directly into the dining area, which opens into a cozy living room with a fireplace, creating a spacious combined living and dining area. The separate kitchen has direct access to a sunny terrace with BBQ area. Several covered porches and storage rooms are also located on this level.

The upper floor offers an additional 101 m<sup>2</sup> of living space with comfortable rooms.

The finca is surrounded by Mediterranean vegetation, including olive, almond, carob, and fig trees. A beautiful swimming pool of approximately 38 m<sup>2</sup> completes the idyllic atmosphere.

Its sunny position along the picturesque road through the valley of Ca Ne Axartell and proximity to Pollença add to the property's appeal.

Further amenities include multiple covered terraces, a sun terrace with BBQ area, four parking spaces directly in front of the house, additional parking options throughout the property, and a shelter for agricultural equipment.

A major highlight of this finca is its rental license, allowing holiday rentals for up to 10 people. Additionally, the finca features sustainable solar power generation and is connected to the public electricity grid.

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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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