

Sa Pobla  
référence du bien 119476



  
PORTA MALLORQUINA®  
Your home. Our passion.

Large villa with touristic rental licence, pool and garden in tranquil Son Toni, not far from Pollença

séjour:	370 m <sup>2</sup>	energy certificate:	en proceso
terrain :	1.570 m <sup>2</sup>		
chambres:	5		
salles de bain:	3		
vue sur la mer:	-	prix:	€ 1.800.000,-



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### description:

This lovely villa, built in 2009, is situated on a plot of 1.570 sqm in the tranquil neighbourhood of Son Toni, only a few minutes drive from Pollenca, Sa Pobla and the beaches.

Its living space of 270 sqm is spread over 2 levels, and includes 5 double bedrooms with fitted wardrobes and 3 bathrooms, one of which is en suite.

The villa is equipped with underfloor heating, air conditioning, central heating and double glazing, promising the highest level of comfort at all times of the year. An openly-designed kitchen is adjacent to the spacious and beautifully-designed living/dining area, and on both the lower and upper levels there is access to south-facing terraces. The building also has a cellar and a large garage.

In the external area the house is surrounded by a beautiful garden with a saltwater pool of 50 sqm, and the property has a valid touristic rental licence for up to 10 persons.

This exceptional villa presents an excellent investment possibility, and is a year-round domicile for those seeking tranquillity and luxurious living in a privileged location.

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### localisation & environnement:

Located in the heart of Mallorca, Sa Pobla is known for its fertile plains, traditional architecture and vibrant culture. This charming village offers a unique combination of rural tranquillity, although with convenient access to excellent amenities. With its proximity to beautiful beaches and the Serra de Tramuntana mountains, Sa Pobla is an ideal location for those who want to enjoy authentic Mallorcan life. The municipality is characterised by its hospitality, varied gastronomy and year-round festivals.

Property offers in and around Sa Pobla are characterised by their diversity - spacious village-houses in the town centre, surrounded by the picturesque backdrop of old Mallorcan architecture, and large country fincas typical for the flat surrounding countryside and offering fantastic views of the Sierra de Tramuntana mountain range. In addition there are the exclusive villa areas of S'Obac, Crestatx and Son Toni, which are characterised by their privacy and exclusivity, and are only a few minutes' drive from the picturesque town of Pollença. Sa Pobla, therefore, offers a unique blend of rural charm and exclusive living, ideal for those looking for the best of both worlds.

In addition, the nearest beaches of Playa de Alcúdia and Playa de Muro are just a 10-minute drive away, making Sa Pobla an ideal location for lovers of the sea and the sun. This proximity to some of Mallorca's most beautiful beaches offers the perfect balance to rural life, making property in Sa Pobla particularly attractive.



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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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