

Sa Pobla  
référence du bien 122110



  
PORTA MALLORQUINA®  
Your home. Our passion.

## Single-storey chalet with garden, pool and holiday rental license in Son Toni

séjour:	160 m <sup>2</sup>	piscine:	✓
terrain :	1.920 m <sup>2</sup>	energy certificate:	g
chambres:	3		
salles de bain:	2		
vue sur la mer:	-	<b>prix:</b>	<b>€ 750.000,-</b>



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### **description:**

This one-level chalet, built in 1980, is set on a generous 1,920 sqm plot, surrounded by lush greenery, full-grown trees, and fruit trees, creating a tranquil and private atmosphere. It is located in Son Toni, east of Crestatx. Pollensa is only a 10 min. drive away and the next beach is reached in 14 min. .

Inside, the villa offers 3 double bedrooms and 1 bathroom, including a master bedroom en-suite. The open-plan kitchen and living area features a cozy fireplace, while a small storage room adds convenience. Hot and cold air conditioning and double-glazed windows ensure comfort year-round.

The property has seen recent updates, including a new electrical system and a renovated pool of approx. 32 sqm. Additionally, the cedula has been recently renewed, and the house benefits from an old holiday rental license for 6 people, making it a promising investment.

With some renovations, this villa has the potential to become a truly exceptional home or a highly attractive rental property.

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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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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

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		
F		
G menos eficiente	102.80	90.90

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