

Pollensa  
Objekt-Nr. 113272



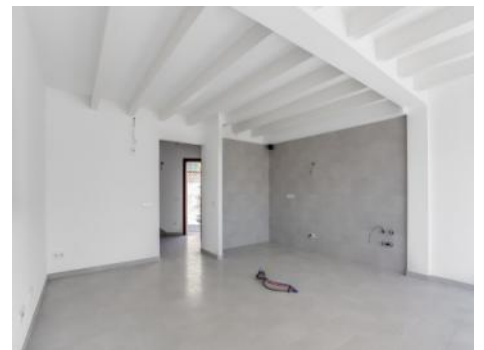
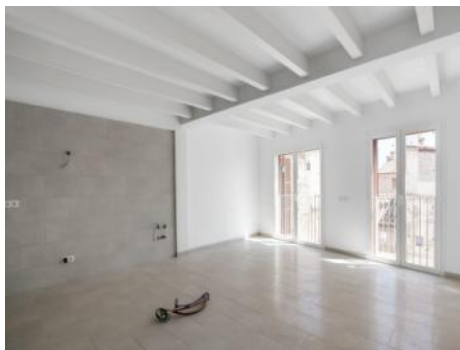
  
PORTA MALLORQUINA®  
Your home. Our passion.

Modern living in Pollensa in a recently completed village house with its own pool

living space: 155 m<sup>2</sup>  
Perceel: 77 m<sup>2</sup>  
Slaapkamers: 3  
Badkamer: 3  
Uitzicht op zee: -

LABEL\_ENERGIEKLA c  
SSE:

**Prijs: € 545.000,-**



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## Objektbeschrijving:

This 2-storey village house was completed in 2018 and offers modern living in one of the most original Tramuntana villages.

On the ground floor is the entrance area, a guest WC, and the open living/dining/kitchen area with a French balcony providing views of the patio and pool.

The upper floor houses 3 bedrooms and 3 bathrooms, one of which is en suite.

On the lowest level there is a small technical room, and a further bedroom with bathroom en suite and access to the patio and pool.

Further features include double-glazed aluminium windows and doors, tiled floors and fitted wardrobes in all bedrooms.

From the upper floor there are views of the Calvary mountain and a part of Pollenca's mountain, the Puig de Maria.

This lovely house is situated on the outskirts of Pollenca in an idyllic side-street close to the Roman bridge which marks the start of the island's longest hiking trail.

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## Locatie en omgeving:

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	49.09	
C		13.44
D		
E		
F		
G menos eficiente		

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