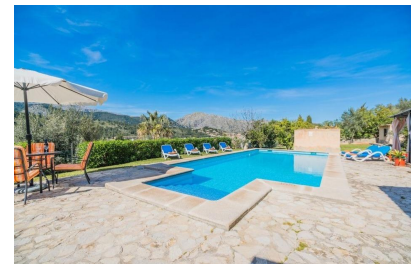


## 3 bedroom Detached Villa in Pollença

Ref: NM0241

**From  
1,350,000€**



**Property type :** Detached Villa

**Swimming pool :** No

**Location :** Pollença

**Bedrooms :** 3

**Bathrooms :** 2

**Year built :** 1991

✓ Airconditioning

Exclusive Finca in Pollença with Holiday Rental Licence, Panoramic Views and Large Plot  $\square$  1,450,000 Euro..Located in one of Pollença's most sought-after areas, just below the iconic Puig de Maria, this charming finca sits on a generous plot of 6000 square metres. The property offers complete privacy, tranquillity and the rare advantage of being within walking distance of the historic village of Pollença...Set on a gentle slope, the finca enjoys breathtaking panoramic views over the village, a subtle sea view in the distance and a spectacular outlook onto the majestic Serra de Tramuntana mountain range, a UNESCO World Heritage site and one of Mallorca's most impressive natural landmarks...The property is surrounded by a beautifully maintained Mediterranean garden with palm trees, olive trees and large lawn areas, offering the authentic Mallorca lifestyle...A true highlight is the spacious pool area, currently being fully renewed and soon to be delivered in excellent condition...With a valid holiday rental licence ETV for six guests, the property represents a highly attractive investment opportunity for both private users and investors..The house is in good, well-kept condition, with potential for modernisation or renovation to suit personal tastes. The combination of traditional Mallorcan architecture, a large plot, rental licence, pool, mountain views and walking distance to the village makes this property a rare find in Pollença...Equipped with air conditioning and central oil heating, the finca is perfectly suitable for year-round living..Key Facts.Price.1,450,000 Euro.Plot.6000 square metres of Mediterranean garden.Living Area.Approximately 140 to 160 square metres depending on measurement.Outdoor Areas.Newly renovated large pool.Multiple terraces, some covered.Sunbathing and lawn areas.Mediterranean landscaping.Privacy thanks to hillside position.Private parking on the plot.Features.Air conditioning hot and cold.Central oil heating.Well-kept condition with potential to modernise.Fully equipped kitchen.Bright living room with terrace access.Large windows with Tramuntana views.Licence.Valid holiday rental licence ETV for six guests.Location.Walking distance to Pollença village.Directly below the Puig de Maria.Panoramic views over Pollença.Stunning views of the Tramuntana mountains.Light sea view in the distance.Quiet and exclusive residential area.About Pollença.Pollença is one of the most beautiful and culturally rich towns in northern Mallorca. Its stone-lined streets, historical architecture, charming cafés and vibrant Sunday market make it a favourite for both residents and visitors..The nearby Puig de Maria with its ancient monastery offers one of the island's most spectacular viewpoints and lies just moments from the finca..Port de Pollença with its sandy beaches, marina and elegant promenade is only a short drive away..The region is famous for its hiking trails, cycling routes, natural parks and authentic Mallorcan lifestyle. Pollença is the ideal place for those seeking nature, tranquillity, beauty and high-quality living.