

# Xica Cortijo

Region: Puerto Pollensa **Sleeps: 8**

## Overview

Flowers are blooming in the garden of this farmhouse style villa in Mallorca. The stone home overlooks a pristine garden and private pool, where you and your friends will find that perfect holiday feeling.

Relax beneath the pergola (with blossoming vines) on comfortable rattan furniture (do yourself a favour, and be sure to indulge in some Mallorcan wine!)

Inside, your holiday villa feels relaxed and homey, but with modern updates in the bathrooms and kitchen. Every bedroom has the comfort of an en suite bathroom, and two bedrooms share a beautiful balcony overlooking the countryside.

You're here to relax - included are maid service and the breakfast supplies you'll need to start your holiday happily (with coffee and tea).

The major attractions of the area are just a short drive away - the town of Pollença (4.5 km) is home to the 365 Calvary Steps, as well as endless shops and restaurants.

The beaches of Puerto Pollença (5 km) attract swimmers and sunbathers from all over; the sparkling blue sea here is not to be missed. If the sea isn't your style, Mallorca has mountains too! Caving, climbing, and zip lining can all be part of your holiday agenda.

## Facilities

Private Pool • Heated Pool • Ideal for Kids • Ideal for Teens • Internet • Air-Con • <1hr to Airport • BBQ • All Bedrooms En-Suite • Ground Floor Bed & Bath • Cable TV • Table Tennis • DVD • Heating • Cot(s) • High Chair(s) • Fenced Grounds • Rural Location • Golf Nearby • Tennis Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## The Villa

Xica Cortijo is a carefully restored farmhouse, spacious and airy, offering a large private pool and extensive outdoor areas. There are 4 bedrooms and 4 bathrooms, and it can accommodate up to 8 people

### Ground Floor

- Open-plan living & dining area
- Fully-equipped kitchen with terrace access
- Bedroom with twin single beds and en-suite shower room

### First Floor

- Bedroom with twin single beds, balcony access and en-suite shower room
- Bedroom with twin single beds, balcony access and en-suite shower room
- Bedroom with double bed and en-suite bathroom

### Exterior Grounds

- Swimming pool (8x4m, depth: 1m - 1.8m)
- Sun loungers & parasols
- Outdoor lounge & dining area
- Large patio & garden area
- Covered terrace
- Barbecue area

### Additional Facilities

- Wi-Fi
- Air conditioning (*set on a timer to come on between 2pm-4pm & 8pm-8am*)
- Table tennis
- Baby cot & highchair included in rental price (*please bring your own linen!*)
- Complimentary category B car hire
- Private parking

*Touristic Registration Number: ETV-324*





## Location & Local Information

Xica Cortijo can be found in an enviable position next to Font Xica Gran and Benvingut, located close to the historic old town of Pollensa and the beach and resort of Puerto Pollensa.

### Local Amenities

|                    |   |
|--------------------|---|
| Nearest Airport    | <b>Palma de Mallorca Airport<br/>(64km)</b> |
| Nearest Village    | <b>El Vila<br/>(3km)</b>                    |
| Nearest Town/City  | <b>Pollensa<br/>(4km)</b>                   |
| Nearest Restaurant | <b>Restaurants &amp; Shops<br/>(3km)</b>    |
| Nearest Beach      | <b>Sandy Beach<br/>(5km)</b>                |
| Nearest Golf       | <b>Golf Course<br/>(8km)</b>                |
| Nearest Tennis     | <b>Tennis Court<br/>(5km)</b>               |



# Terms & Conditions

- Security deposit: £200 payable by credit or debit card before the arrival and to be refunded in full subject to a damage inspection on departure
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- Pets welcome?: No pets
- Changeover day: Saturday
- End of stay cleaning included?: Yes, included in the rental price
- Smoking Allowed?: No smoking
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property
- Minimum stay: 7 nights
- Heating costs included?: Not included in the rental price, £125 per week
- Pool heating charge?: Not included in the rental price, £175 per week
- Tax: Balearic Eco Tourist Tax of €2.20 per person due for all guests over the age of 16 - this is not included in the rental price; to be paid prior arrival via an online link direct to the local property managers
- Internet access?: Yes, Wi-Fi connection included
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.