

€1,100,000 Country house - Sold

## Spectacular 4-bedroom rustic property for sale close to Ciutadella

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07769

<b>4</b>	<b>3</b>	<b>450m<sup>2</sup></b>	<b>50,206m<sup>2</sup></b>	<b>40m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



**Contact us today for more information or to arrange a viewing**

+34 971 484 121 • [menorca@lucasfox.es](mailto:menorca@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

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### OVERVIEW

## Magnificent country property with a pool and private 5-hectare garden, for sale a few kilometres from Ciutadella de Menorca.

This rustic property measuring 450 m<sup>2</sup> is located very close to Cala Santandria and a few kilometres from the centre of Ciutadella de Menorca, with all its services within reach. It is set on a plot of 5 hectares that includes a swimming pool, jacuzzi, orchard, garden area with fruit trees, pine forest, a tennis court and various barns converted into a 30 m<sup>2</sup> garage, stables, storage and machine rooms.

Access to the property is on the ground floor where most of the rooms are located. A hall leads to the large living room with a fireplace, barbecue and access to a beautiful 40 m<sup>2</sup> terrace overlooking the gardens. The kitchen is independent and has a breakfast bar and access to the garden. It consists of a mini-bar, a laundry room and storage room. Finally, the semi-basement houses a second lounge, 2 further bedrooms and a bathroom.

Additional features include air conditioning and heating in all rooms, 2 fireplaces, PVC windows with double glazing, intercom and its own water well. The property is sold without furniture.

An excellent opportunity for families or investors given that it has a tourist licence. Contact us for more information or to arrange a viewing.



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Terrace, Swimming Pool, Garden,  
Tennis court, Private garage, Utility room,  
Storage room, Heating, Fireplace,  
Equipped Kitchen, Built-in wardrobes,  
Barbecue, Air conditioning

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