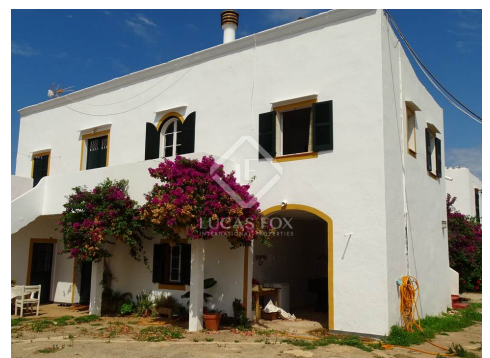


€1,100,000 Country house - For sale

Rustic property with a pool for sale 3km from the beach, Menorca

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

6	3	393m²	103,000m²	100m²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



Contact us today for more information or to arrange a viewing

+34 971 484 121 • menorca@lucasfox.es • lucasfox.com • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

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OVERVIEW

393 m² rustic property with an additional 375 m² of annexes, on a plot of 10 ha, for sale close to the centre of Ciutadella de Menorca.

Country property located on a 10-hectare plot very close to the historic centre of Ciutadella de Menorca and 3 km from the beach. The land is distributed in 4 plots that are not adjoining, the plot on which the buildings are located has an area of 25,944 m².

The property is composed of a building for residential use plus various annexes for agricultural/farming use. The building for residential use is in 2 parts which are connected by a porch. Each part of the building has a ground floor and first floor with independent access.

The first part of the house, which is connected to the access road, has various rooms on the ground floor and an independent apartment on the first floor. The other section has one property on the ground floor and another on the first floor. The house measures 393m² in total with 6 bedrooms and 2 bathrooms, a guest toilet, kitchen and utility room, a 40m² living-dining area with a fireplace and a 100m² terrace. Furthermore, there is a storage room, swimming pool and private well.

The rest of the buildings have a total built area of 375m² and are currently used for agricultural and farming purposes (dairy, stables, barns, henhouse etc.) The buildings were renovated some years ago, the most recent work carried out was to strengthen the barn structure.

Given the age of the building, it is only permitted to apply for a permit to renovate the existing structure, it is not possible to extend the building. However, it would be possible to convert the original buildings for residential rather than agricultural use if desired.

A fantastic opportunity just 3 km from the beach. Contact us for more information or to arrange a visit.



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Terrace, Swimming Pool, Garden,
Private garage, Utility room, Storage room,
Fireplace

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