

€430,000 House / Villa - Sold

## Charming 3-bedroom villa with sea views for sale in Cap d'Artrutx, Ciutadella de Menorca

Spain » Menorca » Ciutadella de Menorca » 07769

**3** Bedrooms    **2** Bathrooms    **90m<sup>2</sup>** Floorplan    **418m<sup>2</sup>** Plot size    **35m<sup>2</sup>** 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

### 3-bedroom villa with garden for sale in one of the most beautiful areas around Ciutadella de Menorca.

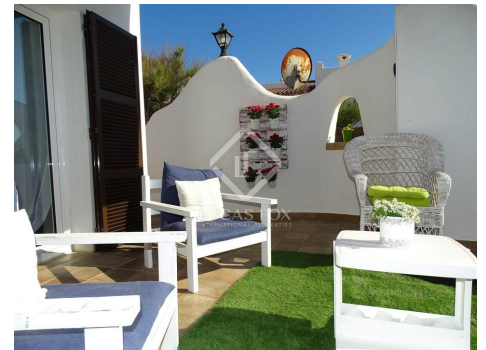
Detached villa of 90 m<sup>2</sup> plus 35 m<sup>2</sup> of terraces situated on a 418 m<sup>2</sup> plot.

The ground floor of the house consists of 3 double bedrooms, 2 bathrooms, a kitchen, a laundry room and a living-dining room with a fireplace. The living room has beautiful exposed wooden beams and access to a charming 20 m<sup>2</sup> terrace with barbecue and stunning views of the sea and the sunset.

The first floor offers a 15 m<sup>2</sup> solarium that also enjoys sea views.

Likewise, the villa has a swimming pool and a small garden area that is easy to maintain.

Please contact us for more information about this cosy villa in Cap d'Artrutx.



[lucasfox.com/go/men13407](https://lucasfox.com/go/men13407)

Sea views, Terrace, Swimming Pool, Garden, Natural light, High ceilings, Utility room, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Barbecue, Air conditioning

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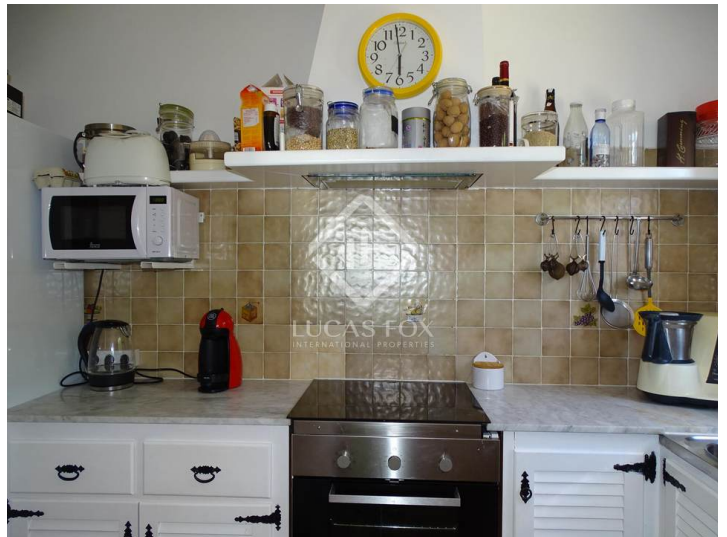
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