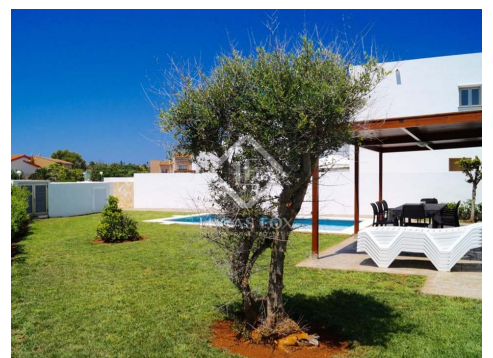
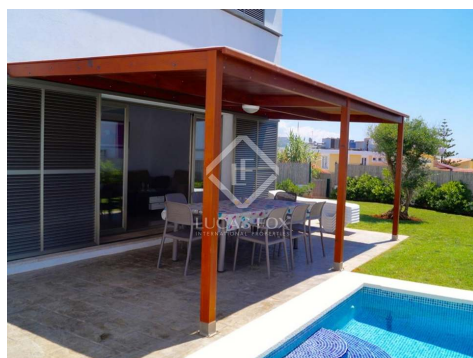


€430,000 House / Villa - For sale

## Contemporary villa for sale in Cala'n Bosch, Ciutadella de Menorca

Spain » Menorca » Ciutadella de Menorca » 07769

<b>4</b>	<b>3</b>	<b>132m<sup>2</sup></b>	<b>800m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

### 4-bedroom villa with excellent outdoor space and a tourist licence, for sale in Cala'n Bosch.

This contemporary style villa in Cala'n Bosch, Ciutadella, is presented in excellent condition with modern interiors and excellent outdoor space. The property would make a wonderful family home or, given that it has a tourist licence, an excellent investment opportunity.

Distributed across 2 floors, on the ground floor we find the well-equipped kitchen and the bright living-dining area with patio doors opening onto the terrace, with a pergola, ideal for dining outdoors. The first of the 4 double bedrooms is on the ground floor along with a bathroom.

Upstairs there are 3 double bedrooms, one of which has an ensuite bathroom, and a shared bathroom. Each of the bedrooms has built-in wardrobes for maximum storage.

Outside we find a lovely garden with a lush lawn and a swimming pool. Further notable features include hot and cold air conditioning and private parking for 2 cars.

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[lucasfox.com/go/men13922](https://lucasfox.com/go/men13922)

Waterfront, Garden, Swimming pool,  
Terrace, Private garage, Natural light,  
Air conditioning, Barbecue,  
Built-in wardrobes, Equipped Kitchen,  
Heating, Rental licence, Utility room, Views

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