

€1,250,000 House / Villa - Sold

## Excellent 4-bedroom villa for sale in Sant Lluís, Menorca

Spain » Balearic Islands » Menorca » Sant Lluís » 07711

<b>4</b>	<b>3</b>	<b>400m<sup>2</sup></b>	<b>1,444m<sup>2</sup></b>	<b>147m<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 • lucasfox.com • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

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### OVERVIEW

## Fantastic designer villa with 4 bedrooms, a garden, pool and roof terrace, for sale in the village of Sant Lluís, Menorca.

Combining modern interior design with timeless elegance, this is a very special property in the exclusive Binisafüller residential development. A fantastic interior courtyard, with a grand water feature, is at the centre of the villa and can be accessed from most rooms.

The villa is set on a 1,444m<sup>2</sup> plot which enjoys one of the very best locations within the community, in an elevated position which ensures total privacy. The well-kept garden offers a lush lawn and swimming pool surrounded by terraces for enjoying the enviable climate. Furthermore, covered terraces accessed from the living area provide the perfect space for al-fresco dining whilst the rooftop terrace makes a wonderful chill-out area.

Within the villa we find spaces suited to every moment of the day, from relaxing and reading to cooking and dining with family and friends. Distributed across one floor, the villa offers 3 bedrooms (1 with en-suite bathroom and dressing room), a service bedroom and an additional bathroom. The large living room boasts a fireplace and the separate kitchen is very well equipped.

High quality materials have been selected throughout. Interior floors are porcelain whilst the terraces, pool and garage flooring are ceramic. Hot & cold air conditioning and double glazing ensure year-round comfort. The villa also includes a 20,000-litre tank for the collection of rainwater.

As well as being a fantastic home, this property would make an interesting investment option given that it has a superior category tourist licence.

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Sea views, Mountain views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Parking, Modernist building, Views, Utility room, Storage room, Solar panels, Heating, Fireplace, Equipped Kitchen, Double glazing, Chill out area, Beauty salon, Alarm, Air conditioning

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