

€399,000 House / Villa - Sold

## Charming house for sale in Cala'n Bosch, Menorca

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

<b>3</b>	<b>2</b>	<b>140m<sup>2</sup></b>	<b>630m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**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

## 3-bedroom house on a large corner plot with a swimming pool, for sale in Cala'n Bosch, Menorca.

This welcoming property is located in a quiet cul-de-sac in Cala'n Bosch, just 10km south of Ciutadella.

The property provides 140m<sup>2</sup> of accommodation distributed across 2 floors. A charming entrance with stained glass front door leads to the large downstairs living area. Both this living area and the office boast a wood burning fireplace which adds warmth and a touch of charm. The practical kitchen- diner, 2 bedrooms, a full bathroom, separate laundry room and garage complete the lower floor.

Upstairs we find the master bedroom with en-suite bathroom with walk-in shower, a terrace with partial sea views and a loft area for storage.

The property benefits from great natural light thanks to the many windows whilst high ceilings promote a feeling of spaciousness. There is air conditioning in the master bedroom and living room.

The excellent outdoor area includes a swimming pool, covered terrace for al fresco dining, a beautiful garden and a driveway. Furthermore, 2 barbecues are included in the sale, one of which is Weber. A storage room on the side of the house completes this excellent home close to the beach.

Contact us for further information.



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Sea views, Terrace, Swimming Pool, Garden,  
High ceilings, Parking, Heating, Fireplace,  
Built-in wardrobes, Barbecue, Balcony,  
Air conditioning

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