

€695,000 House / Villa - For sale

Charming 4-bedroom villa with a swimming pool for sale in Coves Noves, Es Mercadal

Spain » Menorca » Es Mercadal » 07740

4	3	225m²	550m²
Bedrooms	Bathrooms	Built size	Plot size



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

€695,000 House / Villa - For sale

Charming 4-bedroom villa with a swimming pool for sale in Coves Noves, Es Mercadal

Spain » Menorca » Es Mercadal » 07740

4 Bedrooms **3** Bathrooms **225m²** Built size **550m²** Plot size

OVERVIEW

Beautiful villa with sea views and a tourist licence for sale in Coves Noves, Es Mercadal.

This villa measuring 225 m² is set on a 550 m² plot in a privileged and elevated position in Coves Noves, with fantastic sea views.

The house, which is modern and bright, is distributed over two floors. On the ground floor we find a bedroom with en-suite bathroom and access to a terrace, a double bedroom with access to a terrace, a double bedroom and a bathroom with a shower. On the first floor there is a small hallway, a beautiful kitchen, a bedroom with en-suite bathroom and dressing room, a toilet and a living room with large windows and access to a covered terrace with unparalleled views of the sea and the entire Coves Noves residential area.

The property has air conditioning and heating splits, in addition to solar panels.

Outside we find a 36 m² pool area, barbecue, a small side garden and outdoor parking.

The villa has a tourist licence.



lucasfox.com/go/men22865

Sea views, Garden, Swimming pool, Terrace, Natural light, Parking, Air conditioning, Barbecue, Built-in wardrobes, Double glazing, Equipped Kitchen, Heating, Views, Walk-in wardrobe

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

€695,000 House / Villa - For sale

Charming 4-bedroom villa with a swimming pool for sale in Coves Noves, Es Mercadal

Spain » Menorca » Es Mercadal » 07740

4 Bedrooms **3** Bathrooms **225m²** Built size **550m²** Plot size



Important Information relating to properties offered by Lucas Fox. Any property particulars are not an offer or contract, nor part of one. You should not rely on statements by Lucas Fox in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither Lucas Fox nor any associated agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Prior the signature of any document concerning the property we recommend that all purchasers consult an independent lawyer and if necessary carry out a survey of the property to ascertain condition / measurements. Areas, measurements and distances given are approximate only and should be checked by the purchaser.

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