

€3,400,000 House / Villa - For sale

Beautiful seafront villa for sale in Ciudadela, Menorca

Spain » Menorca » Ciudadela de Menorca » 07769

7	6	494m²	2,160m²
Bedrooms	Bathrooms	Floorplan	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, Ciudadella de Menorca, Spain

€3,400,000 House / Villa - For sale

Beautiful seafront villa for sale in Ciutadella, Menorca

Spain » Menorca » Ciutadella de Menorca » 07769

7 Bedrooms **6** Bathrooms **494m²** Floorplan **2,160m²** Plot size

OVERVIEW

Stunning villa with direct access to Son Xoriguer beach, for sale in a privileged location to the south of the island.

This 494 m² villa, on a plot of 2,160 m², is located in the Son Xoriguer residential area, 7 km from the centre of Ciutadella. It is located on the seafront and has direct access to Son Xoriguer beach, a privileged location to the south of the island.

The Menorcan style house, the rustic style property has wooden beams and is distributed across 2 floors with large living spaces. The ground floor has a hall, a kitchen with a pantry, laundry, large living room with vaulted ceilings, and a dining room with access to a covered terrace offering splendid sea views. It also has 5 double bedrooms and 4 full bathrooms, as well as a large interior patio that provides plenty of natural light.

On the first floor we have the master bedroom with en-suite bathroom, dressing room and terrace with spectacular sea views. There is underfloor heating throughout and a also a guest apartment with a very spacious bedroom and bathroom.

Outside there is a garage and a bedroom with bathroom for the service, a garden with a swimming pool, terraces and a barbecue area.

An exclusive seafront home with wonderful views, for sale in Son Xoriguer. Contact us to arrange a viewing.



lucasfox.com/go/men12780

Sea views, Waterfront, Garden, Swimming pool, Terrace, Private garage, High ceilings, Parking, Balcony, Barbecue, Built-in wardrobes, Fireplace, Heating, Playground, Storage room, Utility room, 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

€3,400,000 House / Villa - For sale

Beautiful seafront villa for sale in Ciudadela, Menorca

Spain » Menorca » Ciudadela de Menorca » 07769

7 **6** **494m²** **2,160m²**
Bedrooms Bathrooms Floorplan 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