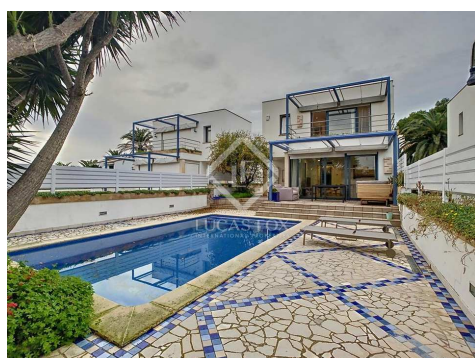


€850,000 House / Villa - For sale

## Magnificent 3-bedroom villa for sale in Son Xoriguer, Menorca

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07760

<b>5</b>	<b>5</b>	<b>198m<sup>2</sup></b>	<b>327m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

### Modern style villa with pool and a few meters from the beach of Son Xoriguer, Menorca.

Villa of 198 m<sup>2</sup> located in the Son Xoriguer residential area, located in the south of the island and a few minutes from Ciutadella de Menorca. It has 2 fine sandy beaches nearby which are ideal for relaxing and enjoying the island's wonderful climate.

The house is distributed over 2 floors plus a basement. The main floor has a fully equipped kitchen, 1 bathroom and the living room, with access to a covered terrace and pool. There is the possibility of adding an additional bedroom on this floor.

The upper floor has 2 double bedrooms, both with private bathrooms and dressing rooms. They also have access to a private terrace with sea views.

The basement offers another double bedroom, a bathroom, direct access to the patio, laundry room and storage room, and a private 1-car garage.

A perfect modern villa to enjoy the island with all the amenities within reach.



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Sea views, Terrace, Swimming Pool, Garden,  
Private garage, Utility room,  
Tourist License, Playground, Heating,  
Equipped Kitchen, Built-in wardrobes,  
Air conditioning

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