

€1,375,000 House / Villa - For sale - Exclusive listing

Excellent 3 Bedroom house / villa for sale in Ciutadella, Menorca

Spain » Menorca » Ciutadella de Menorca » 07769

3 Bedrooms **3** Bathrooms **285m²** Floorplan **1,000m²** Plot size

EXCLUSIVE LISTING



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

Ground floor villa with a well-kept garden, pool and private garage for sale in Sa Caleta, Ciutadella de Menorca

Lucas Fox presents this charming villa completely renovated in 2019 with a surface area of 235 m² built on a 1,000 m² plot in the prestigious residential development of Sa Caleta, in the municipality of Ciutadella de Menorca.

The property is all distributed on a ground floor, but has a lower ground floor with a double bedroom with good ventilation and a private bathroom with access from the exterior.

At the entrance, we are greeted by a small entrance hall that gives access to the large entrance hall- hall with built-in wardrobes. From here, it leads us to the main bedroom with a large dressing room and private bathroom, to another double bedroom with built-in wardrobes, both with access to the garden, and to a full bathroom . Returning to the entrance, we access a beautiful modern kitchen fully equipped with an island and open to the dining room with large windows that allow natural light to enter the entire room. The windows access onto a wooden porch with exposed beams, ideal for lunch and dinner almost all year round. It also has a utility room with access to the exterior. From here, and also from the entrance hall, we go to the comfortable living room with a pellet fireplace that heats the entire house. In addition, it has access to the spacious covered porch, ideal for spending evenings with family and/or friends.

Exterior, we find a well-kept garden, with native plants and fruit trees, a built-in barbecue area, a toilet, a salt chlorination pool, a rainwater collection well and a garage.

The house was renovated in 2019 with great care and with high quality materials. It has exterior carpentry with double glazing, exposed wooden beams in the entrance and kitchen porches, hot-cold air conditioning splits and drip irrigation.

Without a doubt, an ideal house to live in all year round or spend time with family and/or friends. Contact us for more information or to arrange a visit.



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Terrace, Swimming Pool, Garden,
Private garage, Natural light,
Walk-in wardrobe, Utility room, Renovated,
Open kitchen, Heating, Fireplace, Exterior,
Equipped Kitchen, Double glazing,
Built-in wardrobes, Barbecue, Alarm,
Air conditioning

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