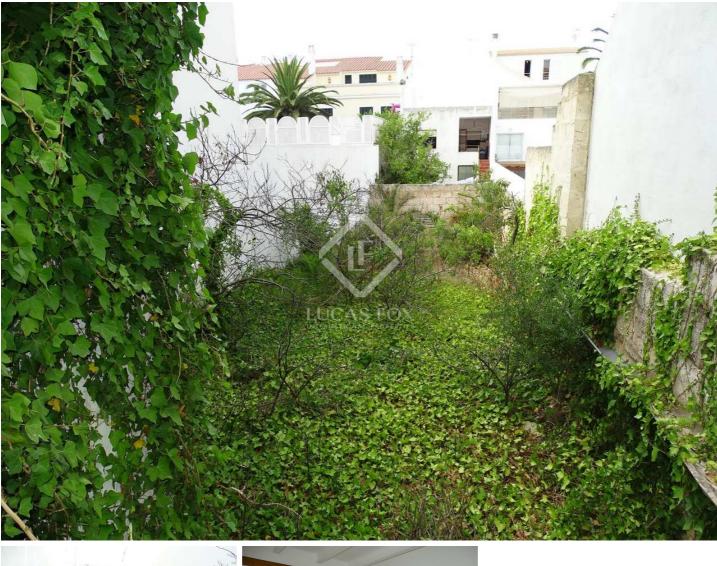


## **€410,000** House / Villa - For sale House to renovate for sale on Paseo de Sant Nicolau, Ciutadella

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

3	1	80m <sup>2</sup>	204m <sup>2</sup>	100m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden





**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

## Opportunity to rebuild and extend this house with a patio of 150 m<sup>2</sup> for sale on Paseo de Sant Nicolau, in Ciutadella de Menorca.

Fantastic opportunity to rebuild and expand this house located on Paseo de Sant Nicolau, in Ciutadella de Menorca.

Currently there is a house of 80 m<sup>2</sup> distributed over 2 floors, comprising 3 bedrooms, a bathroom, kitchen with access to the patio and a living room.

There is the possibility of building 420 m<sup>2</sup> above ground, with the ground floor of 120 m<sup>2</sup> plus 2 floors and a loft. An excellent option for anyone who wants to build their dream house.

Contact us for more information.

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.

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Garden, Natural light, Exterior