€1,250,000 House / Villa - Sold

Excellent 4-bedroom villa for sale in Sant Lluís, Menorca

Spain » Menorca » Sant Lluis » 07711

4	3	400m²	1,444m²	147m²
Bedrooms	Bathrooms	Built size	Plot size	Terrace

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

Fantastic designer villa with 4 bedrooms, a garden, pool and roof terrace, for sale in the village of Sant Lluís, Menorca.

Combining modern interior design with timeless elegance, this is a very special property in the exclusive Binisafúller residential development. A fantastic interior courtyard, with a grand water feature, is at the centre of the villa and can be accessed from most rooms.

The villa is set on a 1,444m² plot which enjoys one of the very best locations within the community, in an elevated position which ensures total privacy. The well-kept garden offers a lush lawn and swimming pool surrounded by terraces for enjoying the enviable climate. Furthermore, covered terraces accessed from the living area provide the perfect space for al-fresco dining whilst the rooftop terrace makes a wonderful chill-out area.

Within the villa we find spaces suited to every moment of the day, from relaxing and reading to cooking and dining with family and friends. Distributed across one floor, the villa offers 3 bedrooms (1 with en-suite bathroom and dressing room), a service bedroom and an additional bathroom. The large living room boasts a fireplace and the separate kitchen is very well equipped.

High quality materials have been selected throughout. Interior floors are porcelain whilst the terraces, pool and garage flooring are ceramic. Hot & cold air conditioning and double glazing ensure year-round comfort. The villa also includes a 20,000-litre tank for the collection of rainwater.

As well as being a fantastic home, this property would make an interesting investment option given that it has a superior category tourist licence.

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Mountain views, Sea views, Garden, Swimming pool, Terrace, Private garage, Natural light, Modernist building, Parking, Air conditioning, Alarm, Beauty salon, Chill out area, Double glazing, Equipped Kitchen, Fireplace, Heating, Solar panels, Storage room, Utility room, Views

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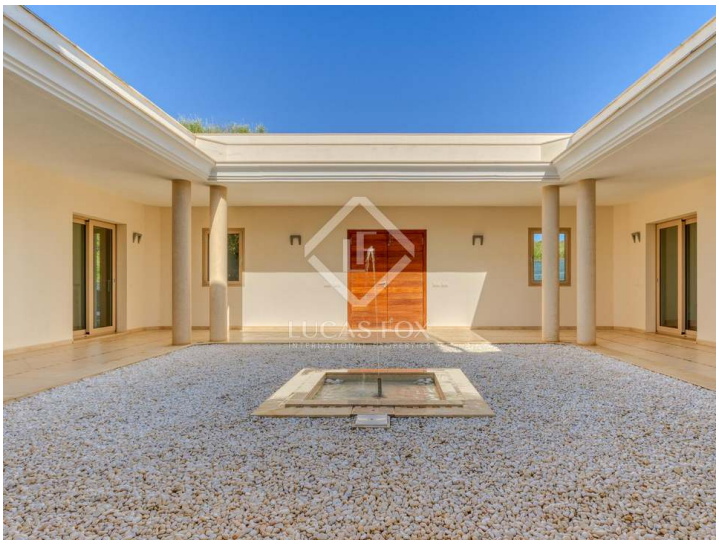

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