

€2,900,000 Country house - For sale

## 13 Bedroom country house for sale in Ferreries, Menorca

Spain » Menorca » Ferreries » 07750

<b>13</b>	<b>7</b>	<b>760m<sup>2</sup></b>	<b>25,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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

+34 971 484 121 • [menorca@lucasfox.es](mailto:menorca@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain



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### OVERVIEW

## Magnificent country house for sale completely renovated, with a tourist license, located in a beautiful natural environment, near the beaches in Ferreries, Menorca

Legalized 18th century country house of 760 m<sup>2</sup> built on a 25,000 m<sup>2</sup> plot in the heart of the Menorcan countryside, in the municipality of Ferreries, just 5 minutes from Cala Galdana and Cala Mitjana.

The main property is distributed over two floors. On the ground floor, with access from an idyllic porch covered by bougainvillea, a entrance hall that leads to several rooms: one room leads to two rooms that share a bathroom and the other room leads to a third room with a private bathroom. On this same floor, a multipurpose yoga room with polished concrete floor and direct access to the garden. On the first floor, with access from two stairs, in one area we have three large rooms that share a bathroom and, in the other wing, a master suite with fireplace, private bathroom and access to a terrace with unobstructed views of the countryside and the sea. with the silhouette of Majorca on the horizon. This area has four other double rooms that share a bathroom at the end of the corridor. Some of the rooms equipped with ceiling fans and hot/cold AC splits.

In the annexed plot belonging to the property we find a 40 m<sup>2</sup> guest house with an open bedroom, kitchen- living-dining room and a bathroom. We also have a 150 m<sup>2</sup> loft that has a bedroom, a bathroom, kitchen and open-plan living-dining room and underfloor heating. There is also a 40 m<sup>2</sup> house pending distribution.

La Finca has electricity and water from a community well.

On the plot we have a large garden area, native vegetation, fruit trees, an elevated pool, a large parking area, and space for horses and other animals.

Without a doubt, a great property to live all year round, spend seasons with family and/or friends. It can also be a great investment opportunity by having a tourist license and being able to rent it on vacation.

Contact us for more information or to arrange a visit.



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Terrace, Swimming Pool, Garden,  
Private garage, Natural light, High ceilings,  
Utility room, Solar panels, Renovated,  
Heating, Fireplace, Double glazing,  
Built-in wardrobes, Barbecue,  
Air conditioning

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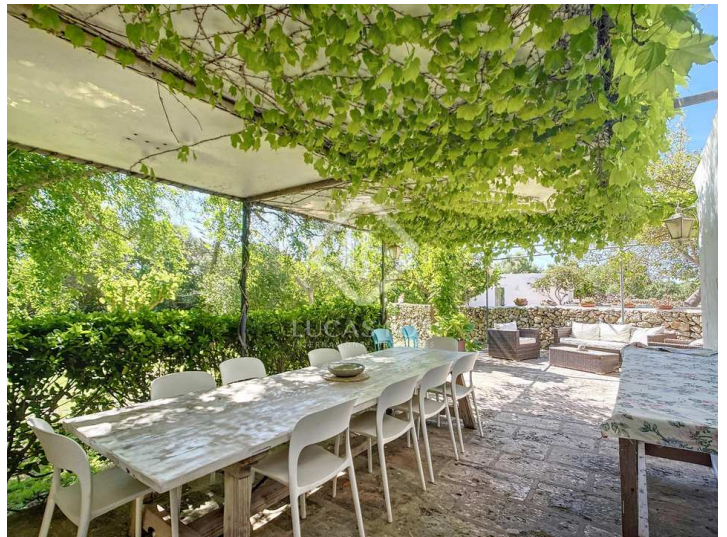


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