

€545,000 House / Villa - For sale

## Excellent 4-bedroom house with a 25 m<sup>2</sup> garden for sale in Ciutadella old town, Menorca

Spain » Menorca » Ciutadella de Menorca » 07760

<b>4</b>	<b>2</b>	<b>150m<sup>2</sup></b>	<b>85m<sup>2</sup></b>	<b>25m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	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

€545,000 House / Villa - For sale

## Excellent 4-bedroom house with a 25 m<sup>2</sup> garden for sale in Ciutadella old town, Menorca

Spain » Menorca » Ciutadella de Menorca » 07760

<b>4</b>	<b>2</b>	<b>150m<sup>2</sup></b>	<b>85m<sup>2</sup></b>	<b>25m<sup>2</sup></b>
Bedrooms	Bathrooms	Built size	Plot size	Garden

### OVERVIEW

### Cosy, fully renovated house in the old town of Ciutadella de Menorca.

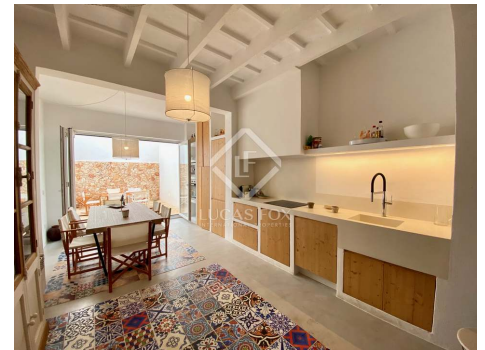
Beautiful exclusive house of 150 m<sup>2</sup> with 25 m<sup>2</sup> of patio and 6 m<sup>2</sup> of terrace. The house has been recently renovated preserving the charm of the old town houses, such as exposed beams, mosaic floors and traditional carpentry and stained glass windows.

On the ground floor we find an entrance-living room, a hall that gives access to the first floor, a small toilet located under the staircase, a kitchen open to the living-dining room with microcement floors and access to a charming 25 m<sup>2</sup> patio.

The main staircase leads to the first floor, where we find a double bedroom with a private bathroom, another double bedroom and a spacious bathroom.

On the second floor are the other two double bedrooms with sloping ceilings, one of them with access to the terrace. All rooms have air conditioning and heating units.

This bright house is located in one of the best areas of the old town of Ciutadella, with access to all the necessary services. It is ideal both to live all year round and to spend the summer.



[lucasfox.com/go/men25932](https://lucasfox.com/go/men25932)

Garden, Terrace, High ceilings,  
Mosaic tile flooring, Natural light,  
Air conditioning, Built-in wardrobes,  
Equipped Kitchen, Exterior, Heating,  
Renovated

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

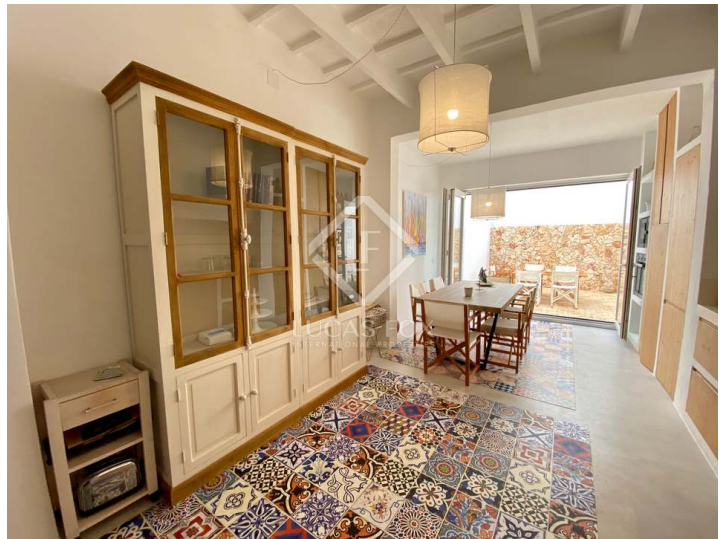
+34 971 484 121 • [menorca@lucasfox.es](mailto:menorca@lucasfox.es) • [lucasfox.com](https://lucasfox.com) • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

€545,000 House / Villa - For sale

## Excellent 4-bedroom house with a 25 m<sup>2</sup> garden for sale in Ciutadella old town, Menorca

Spain » Menorca » Ciutadella de Menorca » 07760

**4** Bedrooms      **2** Bathrooms      **150m<sup>2</sup>** Built size      **85m<sup>2</sup>** Plot size      **25m<sup>2</sup>** Garden



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.

**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