

€2,200,000 House / Villa - Sold

## Beautifully Menorcan style house with 6 bedrooms for sale in Trebaluger, Menorca

Spain » Balearic Islands » Menorca » Maó » 07720

<b>6</b>	<b>5</b>	<b>524m<sup>2</sup></b>	<b>2,700m<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

## Charming villa with a large pool, barbecue area, porch and wooden house in the garden for sale in Trebaluger, Menorca.

This fantastic 524 m<sup>2</sup> built villa sits on a 2,700 m<sup>2</sup> plot situated in the quiet residential development of Trebaluger.

The house, built in 2007, is divided into two different spaces within the same house: the main one and the secondary one that could be used for both the service and the guest area.

It consists of a beautiful entrance hall, a living-dining room that occupies the central part and that connects with the kitchen, both with access to a 73 m<sup>2</sup> covered porch. From the kitchen, there is access to the laundry area and the 46 m<sup>2</sup> garage with capacity for two cars. Likewise, the house has 6 double bedrooms, one of them with a private bathroom, and a total of 4 bathrooms and a toilet.

On the first floor, we find an open space, which is connected to the house by an external staircase that shelters an area that could be used as a small apartment or a very large living room with a games room.

The exterior has a well-cared-for garden, a large 56 m<sup>2</sup> saltwater pool and jacuzzi, pergola with barbecue and outdoor kitchen, as well as a wooden playhouse.

All the finishes of the house are of high quality, with exposed wooden beams, doors with leaded glass, as well as having air conditioning and heating in all rooms.

The villa has a tourist licence, ideal to make it profitable in the summer season or to enjoy it with the family.

Please contact us for more information.



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Terrace, Swimming Pool, Garden, Jacuzzi, Private garage, Natural light, High ceilings, Parking, Storage room, Heating, Gourmet lounge, Exterior, Equipped Kitchen, Double glazing, Barbecue, Air conditioning

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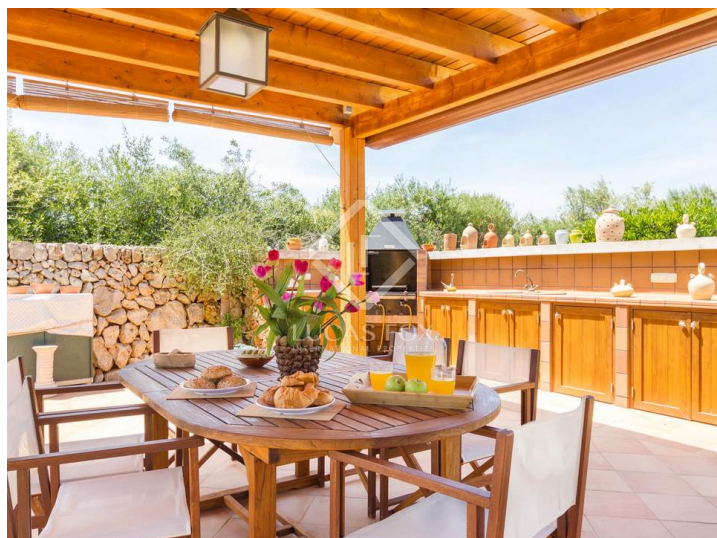


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