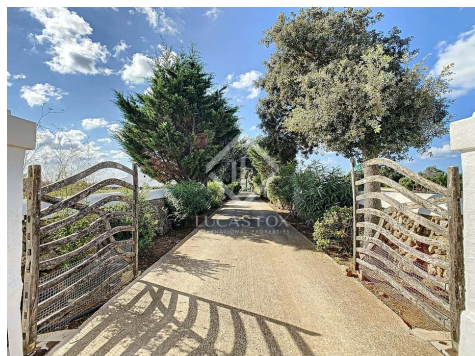


€4,000,000 Country house - For sale

## Spectacular rustic 7-bedroom villa with a tourist licence for sale in Alaior, Menorca

Spain » Menorca » Alaior » 07730

<b>7</b>	<b>8</b>	<b>962m<sup>2</sup></b>	<b>30,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Rustic property of 3 hectares for sale with panoramic views of the town of Alaior and close to the port and airport of Maó, Menorca.

Fantastic rustic estate of 962 m<sup>2</sup> built on an elevated plot of 30,000 m<sup>2</sup> that enjoys panoramic views of the town of Alaior, and at the same time gives you the tranquillity and peace of the Menorcan countryside, with all kinds of services a few minutes from Maó, the port and the airport.

The estate has several buildings. The main house, measuring more than 500 m<sup>2</sup>, is arranged over the ground floor and the first floor, in addition to 50 m<sup>2</sup> of porches. On the ground floor, we find a guest bathroom, a spectacular living room that gives access to the wonderful gardens and terraces and a kitchen with dining area, pantry and a small laundry room. Then we access a summer room that has a barbecue area and access to the porches and gardens. Further on, there is a garage for several vehicles and next to it, we find a large laundry room and the machinery area, with up to three boilers, with access to the outside.

Next, we have one of the most impressive rooms on the estate that gives access to a covered pool with marés marble ceilings and exposed wooden beams surrounded by palm trees and open to the outside that allows you to enjoy it all year round. Afterwards, we will see a sauna area, a double bedroom and a bathroom, ideal for the service staff or guests. On this same floor, we find the night area with a large hall, a bedroom / office with a fireplace and access to the porch, the garden and the outdoor wood oven area. It also offers the main suite with fireplace and private bathroom, and another double bedroom with a private bathroom.

The first floor has a large loft suite with built-in wardrobes and a private bathroom. Finally, the main house is completed with a quadruple bedroom with a bathroom.

Attached to the house we have an ideal building for guests, with access to a terrace and gardens, which is distributed in a kitchen, a living room and a double bedroom with dressing room and a bathroom.

Outside has spectacular gardens, which include an impressive fig tree, a garden area with cacti, palm trees, trees and different native species, as well as an orchard area to cultivate and even a mini golf.



[lucasfox.com/go/men30760](https://lucasfox.com/go/men30760)

Terrace, Swimming Pool, Heated swimming pool, Garden, Jacuzzi, Private garage, Natural light, High ceilings, Utility room, Tourist License, Playground, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Air conditioning

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This estate is a living example of Menorcan country houses and has all kinds of equipment and finishes. Among them, we can highlight the Wi-Fi, air conditioning in all bedrooms, oil central heating in all rooms, marés marble ceilings with exposed wooden beams, solar panels and a solar heating system to heat the water in the pool, and a storage area.

Without a doubt, one of the most spectacular homes in the Menorca countryside to enjoy with family or friends during seasons or all year, or to rent, since it has a tourist licence.

Please contact us for more information or to arrange a visit.

The details described here are merely informative and assumed to be accurate, however, the above data may be subject to errors, price changes or changes in conditions without prior notice.

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