

€2,050,000 House / Villa - For sale - Exclusive listing

## Excellent 5-bedroom house with 45 m<sup>2</sup> terrace for sale in Ciutadella, Menorca

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07769

<b>5</b>	<b>5</b>	<b>311m<sup>2</sup></b>	<b>1,144m<sup>2</sup></b>	<b>45m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace

EXCLUSIVE LISTING



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

### Villa with sea access and wonderful views for sale in Cala'n Blanes, Ciutadella de Menorca.

Magnificent exclusive villa offered by Lucas Fox, 311 m<sup>2</sup> built on a 1,144 m<sup>2</sup> plot with panoramic views and access to the sea in the urbanization of Cala'n Blanes in Ciutadella de Menorca.

The house is distributed over two comfortable floors. The 252 m<sup>2</sup> ground floor welcomes us with a fantastic 90 m<sup>2</sup> covered terrace facing south, with access to the pool and a furnished chill-out area to enjoy its views, the breeze and the light of the sea.

Once inside, the entrance hall leads us to the right to a spacious living room with a fireplace; a double bedroom with dressing room, private bathroom and access to the terrace; a dining room with access to the terrace; a bathroom; a fully equipped modern kitchen and a utility room. In the left wing, we access two double bedrooms, one of them with access to the terrace, a bathroom and a dressing room. On this floor there is also the garage and, at the back of the house, an annex with a service bedroom with bathroom. Also in the back, there is a large terrace with a pergola, the ideal place to shelter from the summer sun, as well as a barbecue area.

Via a beautiful wooden staircase we access the 59 m<sup>2</sup> first floor that houses an impressive master suite with dressing room, private bathroom, barrel vaulted ceilings, hot / cold air conditioning units, a fireplace and access to a large terrace, from which you can enjoy the incredible panoramic views of the sea.

The exteriors have a beautiful garden area with palm trees, pine trees and other fruit trees, very well maintained and a wonderful infinity pool in the front of the house.

A house brimming with light and Mediterranean charm, decorated with exquisite taste, which captivates as soon as you enter it. A dream home, ideal to live all year round and / or enjoy summer seasons with family and friends, that is sold exclusively by Lucas Fox.

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



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Sea views, Terrace, Swimming Pool, Garden, Private garage, Natural light, Walk-in wardrobe, Views, Utility room, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Built-in wardrobes, Barbecue, Air conditioning

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