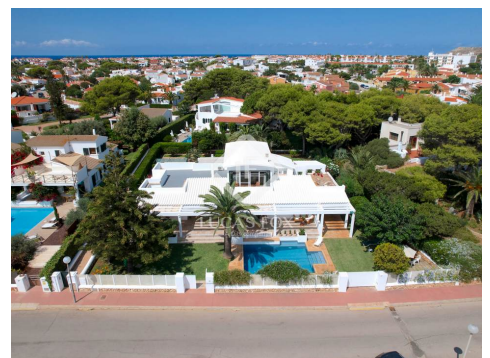


€2,050,000 House / Villa - For sale - Exclusive listing

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

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

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



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

€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

### 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.

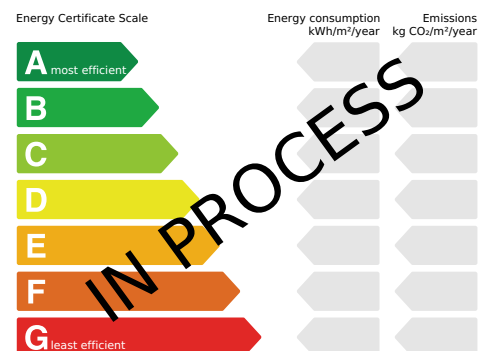
A house brimming with light and Mediterranean charm, decorated with exquisite taste, which captivates as soon as you enter it. A dream home, ideal to live all year round and / or enjoy summer seasons with family and friends, that is sold exclusively by Lucas Fox.

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



[lucasfox.com/go/men30933](https://lucasfox.com/go/men30933)

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



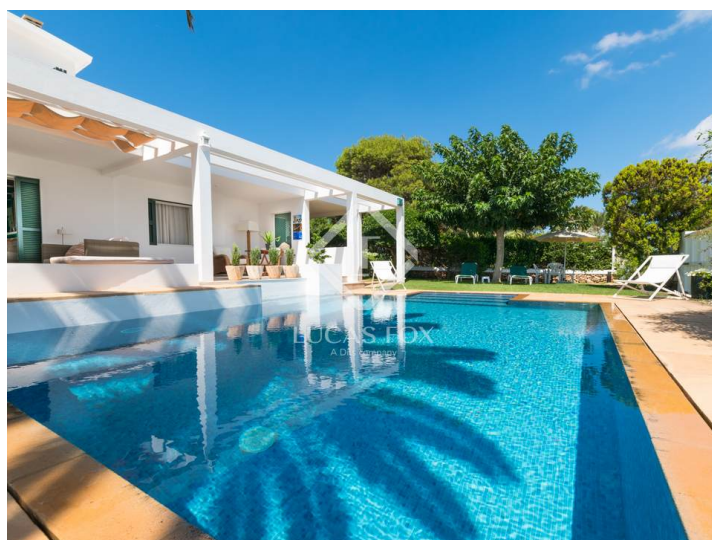
**Contact us today for more information or to arrange a viewing**

+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



€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



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](mailto:menorca@lucasfox.es) · [lucasfox.com](http://lucasfox.com) · C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain