

€1,550,000 Country house - Sold

## Excellent 3-bedroom country house for sale in Ciutadella, Menorca

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

<b>3</b>	<b>3</b>	<b>302m<sup>2</sup></b>	<b>44,007m<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

**Country house in a privileged natural environment, with a swimming pool and unobstructed views for sale a short distance from the beach and 10 minutes from the centre of Ciutadella de Menorca.**

Finca located in the north of the island of Menorca, in a very quiet area just 6 kilometres from the centre of Ciutadella and very close to the beach of Cala Morell.

It is a 302 m<sup>2</sup> house built on a 44,000 m<sup>2</sup> plot, with a lot of privacy, in a protected natural area, surrounded by forests of pine and wild olive trees and a Mediterranean marina.

The house is distributed on two floors: ground floor and lower ground floor. On the ground floor, accessing from a covered terrace facing south, we find a spacious living room with a fireplace with exposed beam ceilings made of wood and sandstone, a kitchen with access to a terrace, the master bedroom with a private bathroom and dressing room, two other double bedrooms and two bathrooms. All bedrooms have a fireplace and fitted wardrobes.

The lower ground floor has a large garage, laundry room, machinery area and storage room.

The outside area of the house offers three covered terraces, a well-kept garden, a swimming pool with a sun terrace and a barbecue area.

The house is in perfect condition and has underfloor heating, a diesel boiler, a water softener, installation of solar panels and a wind generator.

An excellent opportunity to enjoy the tranquility and authenticity of the Menorcan countryside as a family.

Contact us for more information, or to arrange a visit.

The information described here is merely informative and is 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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Terrace, Swimming Pool, Garden,  
Natural light, Heating, Fireplace,  
Built-in wardrobes, Barbecue

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