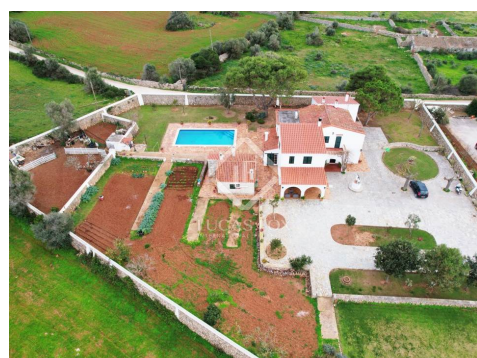


€1,600,000 Country house - For sale

Excellent 6-bedroom country house for sale in Ciutadella, Menorca

Spain » Menorca » Ciutadella de Menorca » 07769

6	4	246m²	2,570m²
Bedrooms	Bathrooms	Floorplan	Plot size



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

Country house with two independent homes, barbecue, large garden, vegetable growing area and swimming pool for sale in Ciutadella, Menorca.

Charming country house of 246 m² on a plot of 2,570 m² just 2 kilometres from the historic centre of Ciutadella de Menorca, in a very quiet area surrounded by the Menorcan countryside.

The house is distributed over two floors and has two independent apartments, one on the ground floor and the other on the first floor, but connected by an internal staircase.

The ground floor welcomes us with an entrance hall that gives access to the first floor, a covered entrance porch, a large living-dining room with a wood-burning fireplace, a modern and completely renovated kitchen with an office overlooking the pool, a distributor with split air conditioning and heat pump, three double bedrooms with fitted wardrobes and a bathroom.

On the first floor we find a hall with access to a small terrace with unobstructed views of the countryside and a large living room with a fireplace, also wood burning, with large windows, overlooking the pool and with split air conditioning and heating. Next, there is a large kitchen-dining room with utility room and views of the countryside, access to the garage via an internal staircase and a very bright office. In the night area, a corridor leads us to the different bedrooms: a double bedroom with fitted wardrobes and a private bathroom and two single bedrooms also with fitted wardrobes that share a bathroom.

The entire house is presented in an impeccable state of conservation and has PVC joinery with double glazing, as well as exterior and interior insulation, which provides a lot of comfort to the homes.

At the entrance, the house welcomes us with a well-cared garden with trees and a beautiful drinking water well in the centre. It has large trees, grassy areas and even an area to practice any outdoor sport.

Behind the house there is a large pool, an annex with barbecue, kitchen, wood oven and fireplace. Attached to the barbecue, we find a bathroom with an outdoor shower. Finally, there is a large area dedicated to an orchard with fruit trees, vineyards and various crops.



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Swimming Pool, Garden, Private garage,
 Natural light, High ceilings, Parking,
 Utility room, Storage room, Open kitchen,
 Fireplace, Exterior, Equipped Kitchen,
 Double glazing, Chill out area,
 Air conditioning

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The house is surrounded by high dry stone walls, typical of the island, which guarantee total privacy. The impeccable and extremely well-kept condition of the exteriors stands out from this property.

A unique country house to live all year round or spend time with family and/or friends.

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