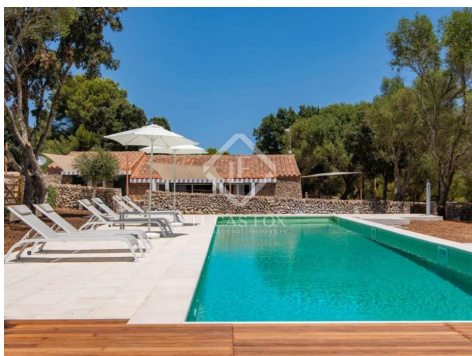


Price on request Country house - For sale

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

Spain » Balearic Islands » Menorca » Es Mercadal » 07740

<b>3</b>	<b>3</b>	<b>150m<sup>2</sup></b>	<b>499,494m<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

## Renovated country house with agrotourism licence and license to build a 60-metre swimming pool for sale in Es Mercadal.

This modern rural house of 150 m<sup>2</sup> built on a plot of 499,494 m<sup>2</sup> is located in the countryside area that belongs to the town of Mercadal, located in the middle of the island. Its privileged location allows access to the famous beaches of the north of the island on foot or on horseback, if you do not want to take the car. It connects with the famous Camí de Cavalls and thanks to its 50 hectares of its own land, it offers the possibility of having horses and thus being able to go on excursions to the north of the island.

This property has a valid rural tourism licence and about 20 hectares of organic farming. In addition, it also has a valid licence to build a beautiful 60-metre pool in front of the house, surrounded by trees in a space delimited by a stone wall.

It is completely renovated, both at a constructive level and in the interiors. Top quality materials have been used, all the ceilings have been restored, both beams and tiles, and the insulation has been improved. All the exposed stone has been restored, and the finishes of both the floor and the built-in furniture have been made with microcement.

The house is divided into three fully equipped and totally independent apartments, each with its own light box. In addition, it has a video intercom pre-installation for the access door to the farm, its own access to the outdoor area and an installation made for air conditioners. Each apartment has a kitchen, a bedroom, a bathroom and a built-in wardrobe.

Outside, we find a small building prepared to be able to put a washer and dryer and a completely restored stone oven. The house is surrounded by the fields, a large area of native trees and thanks to the fact that it is about 14 meters above the road, it provides beautiful views and a breeze that helps to combat the hottest days. .

As for supplies, it has a connection to the general water network that comes from Es Mercadal, as well as a connection to electricity. The whole house is ready to connect to the internet, as well as to put an automatic gate on the car access to the estate.

A fantastic property for nature lovers and to be able to enjoy it with family and/or friends. Contact us for more information, or to arrange a visit.

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Mountain views, Swimming Pool, Garden,  
Natural light, High ceilings,  
Modernist building, Communal terrace,  
Views, Tourist License, Renovated,  
New build, Interior, Exterior, Double glazing,  
Air conditioning



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