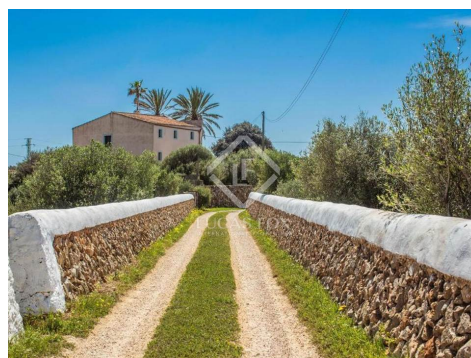
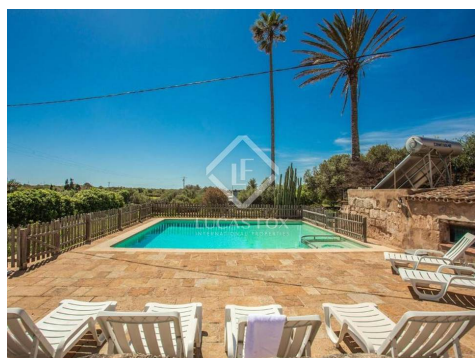


€1,800,000 Country house - For sale

## Excellent 7-bedroom country house for sale in Ciutadella, Menorca

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07760

<b>10</b>	<b>6</b>	<b>595m<sup>2</sup></b>	<b>13,000m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



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### OVERVIEW

## Rural house in the heart of the city with swimming pool and tourist license for sale in Ciutadella de Menorca.

Rural house of 595 m<sup>2</sup> built in several buildings on a plot of 13,000 m<sup>2</sup> in the city of Ciutadella de Menorca.

The main house of 330 m<sup>2</sup> is distributed over three floors. The ground floor welcomes us with an entrance hall and to the left, a laundry room. Next we come to a room where there is a staircase that leads to the upper floors, a toilet and access to an old 70 m<sup>2</sup> barn that is currently used as a storage room. From this room, we reach the dining room with entrance to a large fully equipped kitchen that in turn connects to a living room with a wood-burning fireplace and access to a large terrace with a covered porch overlooking the garden. On this same floor there is a 20 m<sup>2</sup> garage currently used as a reception, with a small kitchen, living room-bedroom and a bathroom.

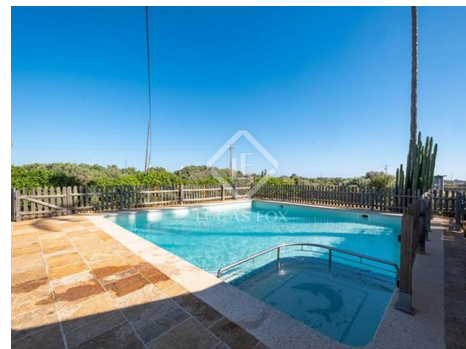
On the first floor, we find a waiting room that distributes the four bedrooms, one double with a private bathroom and dressing room and three double bedrooms that share a bathroom.

On the second floor we have a living room, two double bedrooms, a small room and a triple bedroom that share a bathroom, all with sloping ceilings of exposed wood and sandstone.

The house underwent a renovation in 2005 and 2015 and has double insulation, aérothermal heating and high-quality German exterior carpentry with double glazing.

Attached to the house, we have an old cattle farm of 75 m<sup>2</sup> converted into an apartment, with a kitchen, living-dining room, one bedrooms and a bathroom. A second acclimatised open spaced annex building consisting in three bedrooms, living room and bathroom. Another small loft style apartment with bathroom and kitchen.

Outside we find a garden area with native trees, a vegetable growing area, a porch area with a barbecue, a swimming pool, a pond, a wooden playhouse and a parking area with a wooden pergola. We also have two closed garages of 60 m<sup>2</sup> each with direct access from the street.



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Terrace, Swimming Pool, Garden,  
Private garage, Natural light, High ceilings,  
Tourist License, Storage room,  
Service entrance, Renovated, Heating,  
Fireplace, Exterior, Equipped Kitchen,  
Double glazing, Barbecue

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Undoubtedly, a unique home due to its location with the possibility of living all year round or enjoying it with family and/or friends, in addition to being able to rent it for tourism as it has a tourist licence for 14 places.

Contact us for more information and/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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