

€1,200,000 House / Villa - For sale

Excellent 3-bedroom house for sale in Sant Lluís, Menorca

Spain » Balearic Islands » Menorca » Sant Lluís » 07711

3	2	196m ²	866m ²
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

€1,200,000 House / Villa - For sale

Excellent 3-bedroom house for sale in Sant Lluís, Menorca

Cosy villa with a lot of privacy and a beautiful garden with several terraces and a pool for sale Binisafua, Sant Luis, Menorca.

Charming villa of 196 m² built on a plot of 866 m² in Binisafua, in the municipality of Sant Lluís.

The house was built in 1975 and is located in a very quiet, dead end street. It is distributed on one floor with several rooms with access to different covered porches. It consists of a hall/living room with a fireplace, another living room, a toilet, a large kitchen equipped with a dining room, a double bedroom with a private bathroom, two double bedrooms, two bathrooms and a terrace. One of the bedrooms has doors to a very private and pretty covered patio, which can also be converted into an alcove with private access to the beautiful garden. From the terrace of the house, beautiful views of the sea and the south coast of Menorca are offered. The house has low consumption radiators and ceiling fans in all rooms.

The house, renovated in 2016, has maintained the classic Menorcan style of the house, with the typical white lacquered wooden beams and modernized with top quality materials. The house offers a beautiful landscaped orchard next to the pool, two large storage rooms, which can also be converted into bedrooms and bathrooms. There is also the legal possibility of building an additional floor on top of the house to increase the number of bedrooms and terraces.

In the beautiful garden, which can be accessed from the living rooms and one of the bedrooms, there is the wonderful swimming pool surrounded by an incredible porch with arches and a terrace ideal for relaxing, sunbathing or dining outdoors, under the shade. of the porch and the beautiful trees.

There are two private parking spaces created in front of the house, but this area can also be added to the garden and used for multiple purposes.

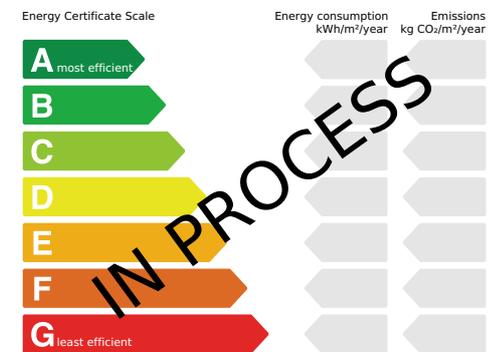
Finally, it has direct access to a Cami de Cavalls path that runs towards the beaches and the nature reserve. From here it takes 5 minutes to reach one of the pristine white beaches of the south coast.

It is a villa with special charm where you can live all year round or spend time with family and/or friends, but also with many renovation options to adapt it to your own needs.

Contact us for more information or to arrange a visit.



lucasfox.com/go/men35092



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

€1,200,000 House / Villa - For sale

Excellent 3-bedroom house for sale in Sant Lluís, 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 · lucasfox.com · C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain