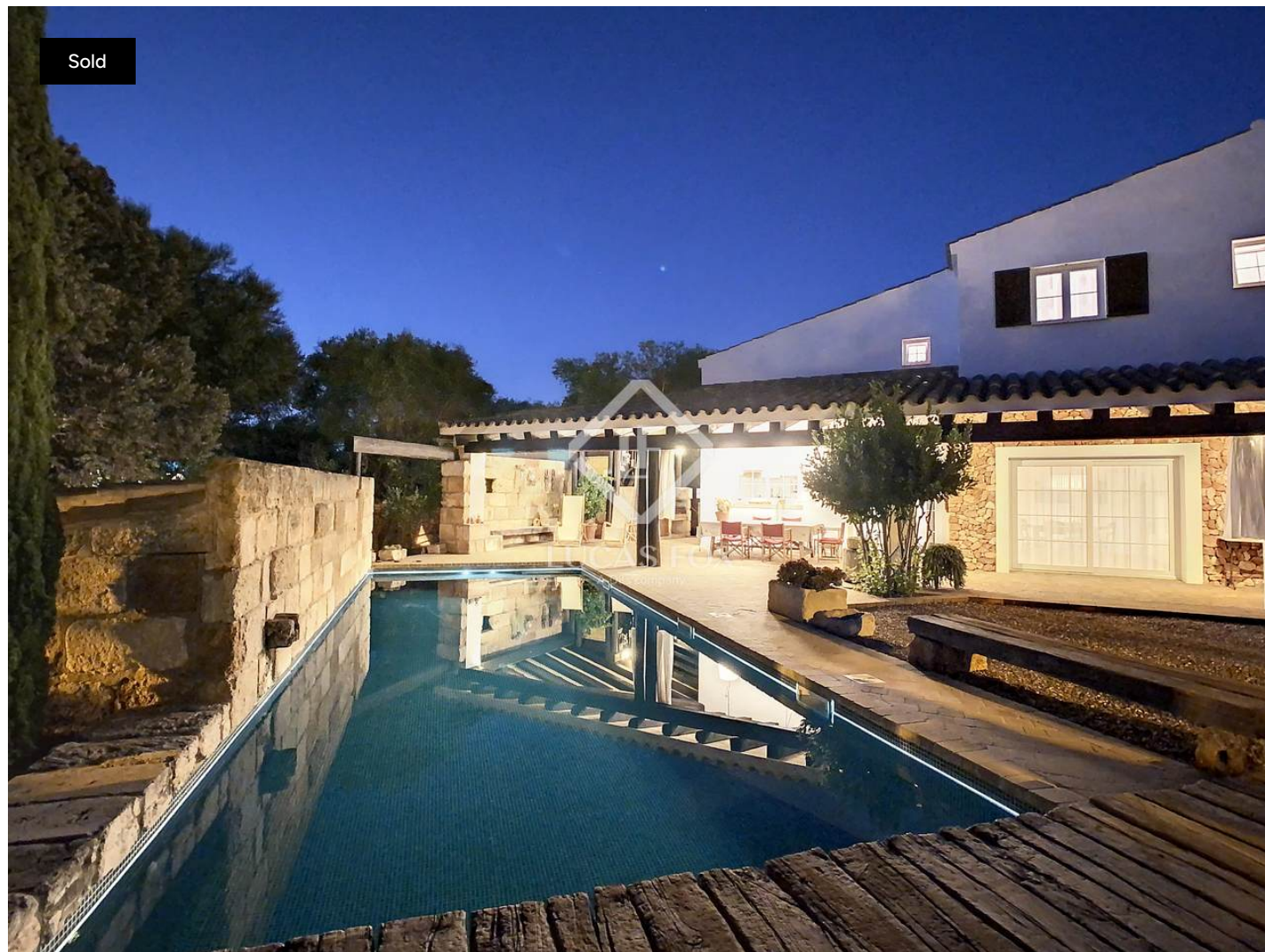


€1,450,000 House / Villa - Sold

## Excellent 4-bedroom house for sale in Ciutadella, Menorca

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

4	3	433m <sup>2</sup>	1,000m <sup>2</sup>
Bedrooms	Bathrooms	Floorplan	Plot size



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€1,450,000 House / Villa - Sold

## Excellent 4-bedroom house for sale in Ciutadella, Menorca

**Splendid villa with a lot of charm, swimming pool, organic garden and private garage for sale in Sa Caleta, Ciutadella de Menorca.**

Impressive villa of 433 m<sup>2</sup> on a well-positioned plot of 1,000 m<sup>2</sup> in the prestigious residential area of Sa Caleta in the municipality of Ciutadella de Menorca.

The house is distributed over three floors. The ground floor welcomes us with a beautiful entrance flanked by a spectacular old wooden door that gives access to the hall with a glass enclosure and a wooden frame. Next, from the spacious hall, there is a large living-dining room with a wood-burning fireplace and barrel-vaulted ceilings made of sandstone, a guest toilet, a wardrobe room and an office/bedroom.

Next, we find a kitchen with a dining area, pantry and access to the covered terrace with impressive treated wooden beams, a laundry room, a storage room. From here, there is access to the garage on the semi-basement floor with capacity for four cars, perfectly insulated from humidity thanks to an excavated perimeter insulation belt surrounding the entire house. To the right of the hall, on the ground floor, there is the master bedroom with a dressing room and a private bathroom with a large shower area.

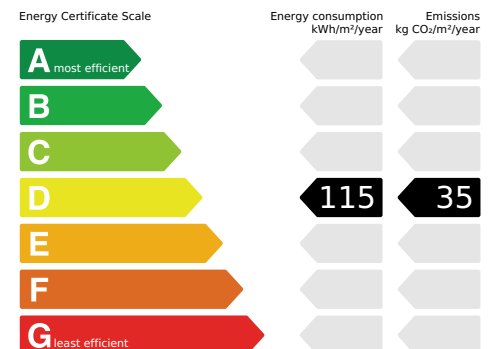
From the hall, a spectacular staircase with an author's wrought iron railing and an old marés mural wall leads us to the first floor. Here there are two large attic bedrooms that share a large bathroom.

The house, built just over a decade ago, is a true reflection of its owners' passion for the search for excellence in all details and finishes, achieving a unique space of volumes, harmony and light. The floor with precious handmade clay tiles, the ancient marés stone murals and the enormous beams and arcades of old treated wood stand out. In addition, it has an interior and exterior lighting design with indirect lights and a central oil heating system with radiators and air conditioning with hot/cold splits. It is fully furnished with recycled antique furniture and recovered and recycled doors over 100 years old. It also has an alarm system and a built-in safe.



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Swimming Pool, Garden,  
Private garage, Natural light,  
High ceilings, Utility room,  
Tourist License, Storage room, Heating,  
Fireplace, Exterior, Equipped Kitchen,  
Double glazing, Barbecue,  
Air conditioning



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## Excellent 4-bedroom house for sale in Ciutadella, Menorca

The exterior of the house surprises us even more, if possible, with a spectacular covered porch area with wooden beams and views of the pool, old cobblestone floor and barbecue area; all surrounded by a beautiful organic garden full of native plants and trees, such as holm oaks, wild olives, strawberry trees, junipers, and cypresses, among others. Everything is wisely integrated with an exquisite rustic touch where old stone cattle troughs stand out, old stone planters and steps with old wooden sleepers and a beautiful 44 m<sup>2</sup> swimming pool with multi-color lighting with fiber optics and countercurrent jet for swimming and swimming, as well as massage jets. The plot has a dry wall fence of 1.80 metres that gives the house greater privacy.

Undoubtedly, a unique home due to the authenticity of its architecture and the singularity of its finishes, located in a very private and quiet residential area, an ideal place to retire to live all year round or spend long periods on the island. In addition, it is an excellent investment opportunity as it has a tourist licence for 11 guests.

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

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## Excellent 4-bedroom house for sale in Ciutadella, Menorca



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