

€595,000 House / Villa - For sale

## Excellent 4 Bedroom house / villa with 14m<sup>2</sup> garden for sale in Ciutadella

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

<b>4</b>	<b>2</b>	<b>234m<sup>2</sup></b>	<b>10m<sup>2</sup></b>	<b>14m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



**Contact us today for more information or to arrange a viewing**

+34 971 484 121 • [menorca@lucasfox.es](mailto:menorca@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

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### OVERVIEW

### House with a 49 m<sup>2</sup> basement for sale in the heart of the historic center of Ciutadella de Menorca.

House of 220 m<sup>2</sup> plus 14 m<sup>2</sup> of patio and 10 m<sup>2</sup> of terrace with solarium in a pedestrian street in the heart of the historic center of Ciutadella de Menorca.

The house is distributed over three floors. The ground floor welcomes us with a cozy living room with high ceilings and exposed wooden beams. This leads us to the kitchen-dining room with marés vaults typical of houses in the old town and with access to a charming patio with a cistern and a toilet. From the kitchen, we go down to the semi-basement floor of 49 m<sup>2</sup> with exterior ventilation, where we find a pantry and an open space for the living room and games room.

Going up the stairs we reach the first semi-floor where we find a double bedroom with a dressing room. Other stairs lead us to the first floor with a corridor that leads to a full bathroom, two double bedrooms and an office. The latter communicates us with the next semi-floor where we have another double bedroom. From the first floor we access the second floor where we find a laundry room, an attic area currently used as a storage room and a terrace with a solarium.

The entire house has central heating with propane gas.

A house in the historic center to live all year round or spend time with family and/or friends. Contact us for more information or to arrange a visit.



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Terrace, Natural light, High ceilings,  
Utility room, Heating

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