

€899,000 House / Villa - For sale - Reduced Price

## Excellent 4 Bedroom house / villa for sale in Maó, Balearic Islands

Spain » Balearic Islands » Menorca » Maó » 07712

**4** Bedrooms    **3** Bathrooms    **380m<sup>2</sup>** Floorplan    **780m<sup>2</sup>** 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

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### OVERVIEW

## Wonderful villa completely renovated with all the comforts for sale in Lluçmaçanes, Maó

This spacious, completely renovated 380 m<sup>2</sup> villa is located on a 780 m<sup>2</sup> plot in the rural area of Lluçmaçanes. A house that leaves no one indifferent due to the amount of careful details and the numerous and wide spaces it offers.

The house is distributed on two floors. On the ground floor we are greeted by the immense entrance hall that gives us access to the different spaces on this floor. If we go to the right, we find the first double bedroom with direct access to the terrace and the pool area. Next to this bedroom, we have the bathroom on the ground floor. If we return to the entrance, to the left, we find a spacious and cozy living room with a fireplace and access to the outside porch. From the living room, passing a few steps, we have access to the dining room, perfectly located between the kitchen and the living room. We access the wonderful and spacious kitchen where we find a large island in the center. In addition, at the very end of the kitchen there is space for a small living room with direct access to the pool and terrace area.

To access the first floor, we can go from the kitchen or from the entrance by going up some stairs. Once upstairs, we turn right and find a corridor where two double bedrooms are distributed and if we go back towards the stairs, we have a bathroom. We continue to enter the master bedroom with a large private bathroom and access to a balcony. The bedrooms have air conditioning with heat and cold pump. Both electricity and plumbing were made new.

If we go to the outside area, we have a generous pool of about 51 m<sup>2</sup> surrounded by a terraced area. Around the house, we find different spaces to enjoy the weather and if we continue outside, we have a small plot that is accessed from the pool area with a wooden house, ideal for guests.

This house also has a spacious semi-basement, of about 67 m<sup>2</sup>, ideal for a storage room/warehouse.

Without a doubt, a home where space will not be a problem, with all the comforts and in an ideal area to spend the whole year.

Contact us for more information or to arrange a visit.



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Terrace, Swimming Pool, Garden,  
Natural light, High ceilings, Utility room,  
Storage room, Renovated, Heating,  
Fireplace, Exterior, Equipped Kitchen,  
Double glazing, Chill out area,  
Built-in wardrobes, Barbecue, Balcony,  
Air conditioning

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