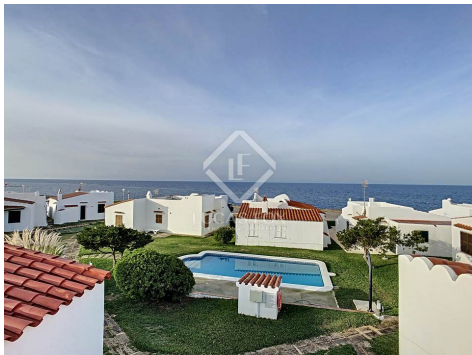


€252,000 House / Villa - Sold

## Excellent 2 Bedroom house / villa with 130m<sup>2</sup> garden for sale in Ciutadella, Menorca

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

<b>2</b>	<b>2</b>	<b>55m<sup>2</sup></b>	<b>130m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Garden



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

€252,000 House / Villa - Sold

## Excellent 2 Bedroom house / villa with 130m<sup>2</sup> garden for sale in Ciutadella, Menorca

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

**2** Bedrooms    **2** Bathrooms    **55m<sup>2</sup>** Floorplan    **130m<sup>2</sup>** Garden

### OVERVIEW

#### Villa with sea views from the solarium for sale in a residential complex with a communal area in Cap d'Artrutx, Ciutadella de Menorca.

Villa of 55 m<sup>2</sup> with a private garden of 130 m<sup>2</sup> in a residential complex with community pool and garden in the Cap d'Artrutx urbanization.

The house is distributed on a single ground floor. We access the entrance through a covered porch that leads us to the open-plan living room and kitchen-dining room, both separated by a bar and with access to the rear patio. From the living room, we access a small hall that leads to a double bedroom with views of the garden, a bathroom and another double bedroom with a private bathroom and access to a backyard. From the porch, going up an external staircase, we access the terrace with solarium with impressive views of the sea and the sunset. It also has a storage room with laundry area.

The villa is part of a residential complex made up of 9 villas, with a beautiful communal area with a garden and swimming pool.

An ideal home to spend time with family and/or friends. Contact us for more information or to arrange a visit.



[lucasfox.com/go/men37569](https://lucasfox.com/go/men37569)

Terrace, Swimming Pool, Garden,  
Natural light, Views, Utility room, Heating,  
Exterior, Equipped Kitchen, Double glazing,  
Air conditioning

Contact us today for more information or to arrange a viewing

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



€252,000 House / Villa - Sold

## Excellent 2 Bedroom house / villa with 130m<sup>2</sup> garden for sale in Ciutadella, Menorca

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

**2** Bedrooms      **2** Bathrooms      **55m<sup>2</sup>** Floorplan      **130m<sup>2</sup>** Garden



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