

€1,250,000 House / Villa - Sold

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

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

<b>4</b>	<b>3</b>	<b>259m<sup>2</sup></b>	<b>954m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size



**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

### **Villa for sale in a very quiet area, a few meters from the beach in the prestigious development of Sa Caleta, Ciutadella de Menorca.**

Villa of 259 m<sup>2</sup> built on a 954 m<sup>2</sup> plot in the prestigious development of Sa Catela in the municipality of Ciutadella de Menorca.

The property is characterized by being very comfortable, since it is distributed on one floor. The entrance welcomes us with a spacious entrance hall that differentiates the day area area and the night area on each side. The entrance hall leads to the spacious living-dining room with a wood-burning fireplace and to the large kitchen, with a pleasant dining area and access to a covered terrace that surrounds part of the house with views of the garden. From the entrance hall, you can also access the kitchen, the utility room with access to the drying area and through a small adjoining corridor leads to a bathroom and a double garage. To the right of the entrance hall, there is the night area, where we find a double bedroom with built-in wardrobes and a private bathroom, three double bedrooms, one of them currently used as an office, which share a bathroom.

The house has oil central heating, hot/cold air conditioning splits, parquet throughout the house, water softener, osmosis system, double glazing and double thermal insulation walls.

Outside we find a 36 m<sup>2</sup> pool with saline chlorination surrounded by a stone pavement and a beautiful, well-kept garden .

Undoubtedly a property, ideal to live all year round, or to spend holiday seasons with family and/or friends as it is only a few meters from the beach.

Contact us for more information or to arrange a visit.



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Swimming Pool, Garden, Private garage,  
Natural light, Heating, Fireplace, Exterior,  
Equipped Kitchen, Double glazing,  
Air conditioning

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