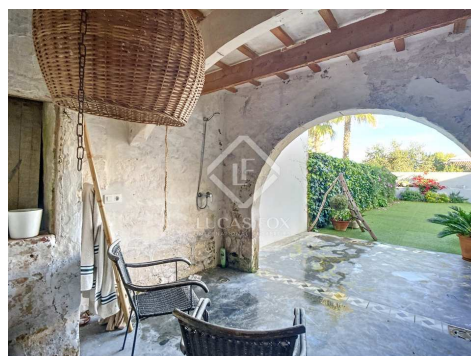
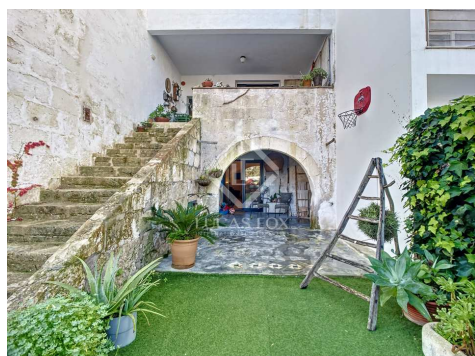


€499,000 House / Villa - For sale - Reduced Price

## Excellent 3 Bedroom house / villa with 171m<sup>2</sup> garden for sale in Alaior

Spain » Balearic Islands » Menorca » Alaior » 07730

<b>3</b>	<b>2</b>	<b>246m<sup>2</sup></b>	<b>171m<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

**€499,000 House / Villa - For sale - Reduced Price**

## **Excellent 3 Bedroom house / villa with 171m<sup>2</sup> garden for sale in Alaior**

Spain » Balearic Islands » Menorca » Alaior » 07730

<b>3</b>	<b>2</b>	<b>246m<sup>2</sup></b>	<b>171m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Garden

### OVERVIEW

## **Charming town house in excellent condition for sale in Alaior, Menorca**

Beautiful completely renovated house of 246 m<sup>2</sup> with 171 m<sup>2</sup> of garden in the centre of the town of Alaior. It is a property that leaves no one indifferent. Upon entering, you can appreciate every detail carefully designed to combine the modern with all the character of an authentic Menorcan town house.

The house is divided into four floors. On the ground floor we have a living room, kitchen- dining room, a toilet and a terrace with access to the garden with access from the kitchen. On the upper floor, there is the night area with three double bedrooms with built-in wardrobes, a bathroom and a terrace with views of the garden. From the first floor we have access via olive wood stairs to the mezzanine.

If we go back to the ground floor, we can go down to the semi- lower ground floor either through some beautiful doors in the floor that lead to a wooden staircase, or through the terrace with sandstone stairs that lead us to the garden, which in turn gives access to the semi- lower ground floor.

In the lower ground floor, we find a living room and currently a play area for children. Leaving from this floor to the garden, we find a beautiful marés porch with a shower, ideal for cooling off on summer days with views of the garden.

The house has been completely renovated, not only in finishes but also in plumbing and electricity. It has air conditioning, underfloor heating on the ground floor and central heating on the first floor. It works with aerothermics and has a water softener.

Without a doubt, an opportunity for those who are looking for a house in the centre of town, where they can walk to all the places and enjoy a house with all the comforts.

Contact us for more information or to arrange a visit.



[lucasfox.com/go/men38486](https://lucasfox.com/go/men38486)

Terrace, Garden, Natural light, High ceilings, Communal terrace, Walk-in wardrobe, Utility room, Renovated, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Balcony, 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



€499,000 House / Villa - For sale - Reduced Price

## Excellent 3 Bedroom house / villa with 171m<sup>2</sup> garden for sale in Alaior

Spain » Balearic Islands » Menorca » Alaior » 07730

<b>3</b>	<b>2</b>	<b>246m<sup>2</sup></b>	<b>171m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	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](mailto:menorca@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain