

€998,500 House / Villa - Sold

Excellent 4 Bedroom house / villa with Touristic License for sale in Sant Lluís, Menorca

Spain » Balearic Islands » Menorca » Sant Lluís » 07711

4	3	171m ²	748m ²
Bedrooms	Bathrooms	Floorplan	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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Beautiful 4-bedroom villa with Touristic License for sale 80 meters from the beautiful coast of Menorca

Very comfortable 171m² villa built on a 748m² plot with spectacular views of the Menorca coast.

The property is distributed over two floors. On the ground floor, we find a entrance hall that leads to the living room and the bedroom area and to the marble staircase to go up to the attic master suite with wooden ceilings and exposed beams, a private bathroom and access to a terrace with unbeatable views of the coast. south of Menorca, the coast of Binisafua, the neighboring island of Majorca and at sunset. Back in the living room, there is an arch with an open bar that leads to the semi-open kitchen. The kitchen has views of the pool and access to the backyard of the house with artificial grass, an ideal place for the little ones to play or leave animals. Here two wooden gates have been installed to separate the backyard from the pool in front of the house to avoid any danger to children or animals. In the living room with fireplace there are two glass French doors with access to the beautiful covered terrace in front of the house, an open space with terrace furniture and a dining room table. From this terrace with views of the sea, we have at our side the large saltwater pool.

The lower ground floor also houses a master suite with a private bathroom and access to the private terrace with unobstructed views of the sea and two double bedrooms that share a bathroom. Two of the bedrooms have built-in wardrobes and air conditioning / heating by splits and views of the sea and the garden.

Outside we have a two-level garden , a beautiful pergola with a table for 10 people, a terrace with a barbecue, a large 40 m² saltwater pool and a permaculture garden that does not need irrigation in winter or summer. especially beneficial in times of drought. There is enough space outside to park at least three vehicles and it has a charging point for electric cars.

The house was built in 1998, but it was renovated in 2015 with high quality materials and original elements to create a typical atmosphere of Menorcan houses. Thus, it includes tiled floors with marble motifs, interior carpentry with solid wooden doors with double glazing. There are 3 solar panels for hot water and 12 photovoltaic, which will result in significant savings.

A perfect property to live all year or spend seasons with family and/or friends. Undoubtedly an investment opportunity for its price and for having a tourist license that would allow it to be rented seasonally.

Contact us for more information or to arrange a visit.

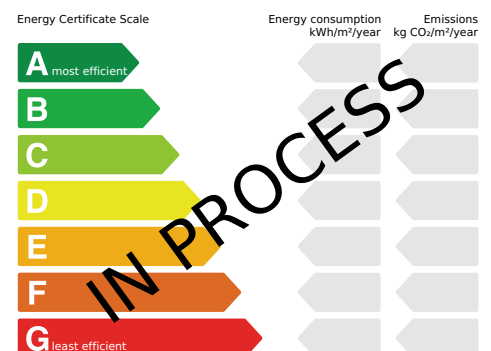
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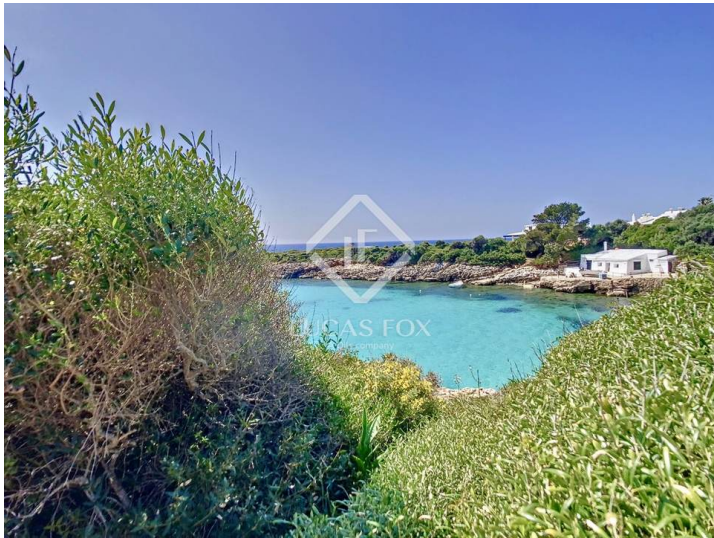
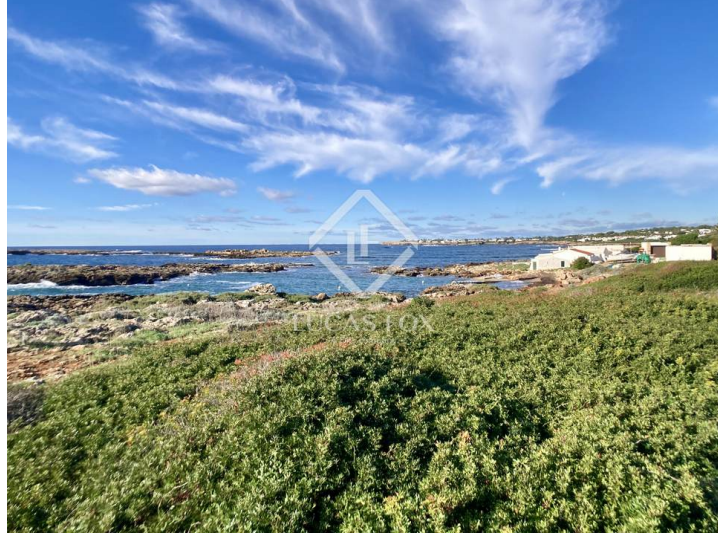
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Waterfront, Sea views, Swimming Pool, Garden, Natural light, Marble flooring, High ceilings, Parking, Views, Transport nearby, Tourist License, Storage room, Solar panels, Renovated, Playroom, Playground, Pet-friendly, Interior, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Built-in wardrobes, Barbecue, Air conditioning



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