

€1,950,000 House / Villa - For sale

## 4 Bedroom house / villa for sale in Sant Lluís, Menorca

Spain » Menorca » Sant Lluís » 07713

<b>4</b>	<b>3</b>	<b>212m<sup>2</sup></b>	<b>331m<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 • lucasfox.com • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

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### OVERVIEW

## Villa with covered terrace and garden on the rocky coast of southern Menorca by the sea, in Sant Lluís, Menorca

212 m<sup>2</sup> villa on a 331 m<sup>2</sup> plot in a unique and idyllic location, on the south coast of the island, right in front of the sea.

The property is distributed over two floors. The ground floor leads to a large living room with kitchen and direct access to the garden, which borders the water. On this same floor we also have a double bedroom and a bathroom. On the first floor we find a master suite with sea views, a double bedroom and a single bedroom that share a bathroom and a toilet. On this floor there is also a spacious living room with access to the large terrace with spectacular views of the south coast of Menorca from where you can enjoy beautiful sunsets. In addition, on this floor there is a fully equipped kitchen with spectacular views of the sea.

From the street you have access to the covered garage, where several cars can be parked. Next door there is an access door to the garden, which is now conditioned as a fruit and vegetable vegetable garden . The front door is located in a shady path, from where you can directly access the back garden and plunge into the beautiful Mediterranean sea from the rocks.

Without a doubt, a unique property to spend seasons with family and/or friends.

Contact us for more information, or to coordinate a visit.



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Waterfront, Sea views, Terrace, Garden, Private garage, Natural light, Parking, Views, Interior, Heating, Exterior, Equipped Kitchen, Double glazing, Domotic system, Barbecue, Balcony, Air conditioning

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