

€1,431,000 House / Villa - For sale

## Excellent 4 Bedroom house / villa for sale in Maó, Menorca

Spain » Menorca » Maó » 07703

**4** Bedrooms    **3** Bathrooms    **375m<sup>2</sup>** Floorplan    **600m<sup>2</sup>** 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

## Contemporary style villa for sale very close to the centre of Maó, Menorca

Lucas Fox presents this modern and minimalist 340 m<sup>2</sup> villa on a 600 m<sup>2</sup> plot located in an exclusive residential development on the outskirts of the centre of Maó.

The property is distributed over two floors. Upon entering, we are welcomed by a spacious entrance hall with an open corridor with a toilet, which lets in natural light through the large windows. This corridor leads to a living-dining room of approximately 40 m<sup>2</sup> with large sliding doors that give access to the covered terrace. The large and spacious kitchen features many details such as the cooking island and the modern extractor hood with air purification and is furnished and equipped with high-end appliances and serves as a dining room with views of the terrace. Here there are sliding doors, which are fully integrated into the walls, so that the kitchen is open to the covered terrace, if desired.

On the first floor we find the night area, with a hall and a total of three double bedrooms. First of all, we have a bedroom of about 20 m<sup>2</sup> with a 9 m<sup>2</sup> dressing room and a 6 m<sup>2</sup> private bathroom. Next, we find two double bedrooms with built-in wardrobes and a bathroom to share. All bedrooms have views of the pool and access to the large terrace with a fantastic chill-out area.

The house has high-quality finishes, modern interior design, with very elegant details, such as underfloor heating, air conditioning on the upper floor and double-glazed carpentry.

Outside, we have a private pool facing south, with an outdoor shower, outdoor bathroom and sun loungers, a summer dining area and a nice chill-out space to enjoy the sun and warm summer evenings/evenings. It also has a covered garage.

A unique property with an elegant minimalist design with special details to live all year round or spend seasons with family and/or friends. Contact us for more information or to arrange a visit.



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Terrace, Swimming Pool, Garden, Natural light, Marble flooring, High ceilings, Underfloor heating, Parking, Modernist building, Wheelchair access, Walk-in wardrobe, Transport nearby, Solar panels, Playground, New build, Near international schools, Interior, Heating, Exterior, Equipped Kitchen, Double glazing, Chill out area, Central vacuum system, Built-in wardrobes, Alarm, Air conditioning

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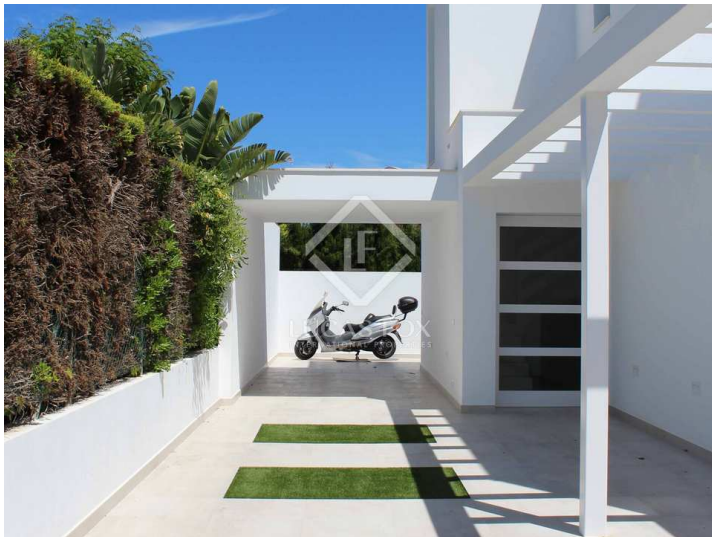
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