

€1,975,000 House / Villa - For sale

## Excellent 7 Bedroom house / villa for sale in Maó, Balearic Islands

Spain » Balearic Islands » Menorca » Maó » 07712

<b>7</b>	<b>8</b>	<b>1,105m<sup>2</sup></b>	<b>4,269m<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

## Unbeatable villa with pool, garden and forest for sale in a quiet environment in Binixica, Maó.

Spectacular villa of more than 1,000 m<sup>2</sup> built on a plot of more than 4,000 m<sup>2</sup>, close to several beaches in Menorca. The house distributes its spaces around an courtyard, that is, all the spaces on both the ground floor and the first floor face the courtyard that is in the centre of the building.

Upon entering the house, we find a large entrance hall that gives us access to different spaces. Turning left, we find one of the lounges, with a fireplace and marble floor. Further on, we enter the side of the house that has direct access to the porch and the pool area. Here we have a room with a pool table and a large living- dining room that has views of the pool on one side and the courtyard on the other. We cross the dining room and go to another living-dining room, with stairs that give access to the floor. This living room is an open space that leads to the spacious kitchen with an island and a cabinet that serves as a bar with stools. The kitchen invites you to share pleasant moments with family or/and friends.

From the kitchen, we reach the courtyard that, in turn, leads to two bedrooms with private bathrooms. From the living room that we find as soon as we enter the property, you can also access the patio. It is presented surrounded by plants and it is an open space that brings abundant light to all the spaces of the house and a lot of tranquility, to relax. We continue along the corridor that surrounds the patio and we arrive again at the entrance area, where this time we go to the opposite side where we find the third ensuite bedroom on the ground floor, the laundry room, a storage room and a bathroom.

To access the first floor, you can use stairs from the kitchen that lead to the terrace or stairs from the bedroom area. On this floor we have, along the corridor, two bedrooms with private bathroom and views of the courtyard. From the second bedroom, which is located at the end of the corridor, we have a door that gives access to the gym area. In this space we have access to the terrace which can also be accessed by stairs from the ground floor. If we cross the gym we reach the third bedroom on the first floor. This bedroom has a living room with fireplace, access to a private terrace and a bathroom.



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Terrace, Swimming Pool, Garden, Private garage, Wooden flooring, Natural light, Mosaic tile flooring, Marble flooring, Parking, Communal terrace, Views, Utility room, Storage room, Renovated, Playroom, Panoramic view, Outdoor kitchen, Open kitchen, Library, Interior, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, Chill out area, Central vacuum system, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning

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We return to the ground floor and this time we go outside through the kitchen. We have a corridor that goes around the whole house. If we go to the right we come to a door that gives us access to a loft. This space houses a bedroom, a small kitchen, a bathroom and a living-dining room with beautiful views of the forest that is located at the back of the house. This loft has independent access to give guests maximum privacy and independence.

If we go back to the outside area of the kitchen, we have a terrace to be able to have a coffee in the morning with views of the garden. On this side we can access the independent garage. From the kitchen terrace, we can access the pool area, where we are greeted by an impressive porch that extends along this part of the property's façade. We can also access the porch from the living-dining room on this façade, crossing some sliding doors. On the porch, there is an outdoor kitchen and next to it, the barbecue area with built-in benches, ideal for enjoying sunny days and barbecue. The impressive pool has a sheltered part under the same porch, for when you want to be in the pool, but in the shade, enjoying the summer breeze. Finally, there is a garden area with trees and palms and a parking area.

A unique quality villa surrounded by beautiful gardens and a wooded area, in a natural environment with tranquility in every corner. In addition, each window or terrace offers beautiful views of the surroundings and its beautiful courtyard.

Without a doubt an impressive property that requires a visit to better understand the value of the house. An ideal villa to live all year round or spend seasons with family and/or friends, without problems of space or privacy for each one. Contact us for more information or to arrange a visit.

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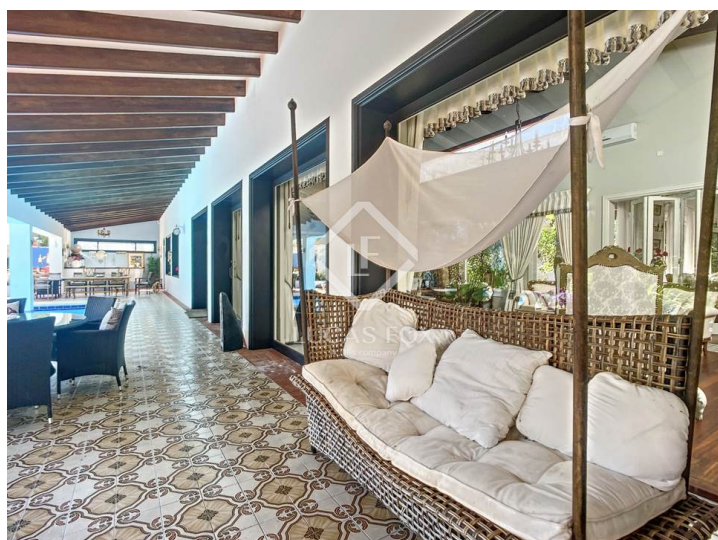


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