

€1,785,000 House / Villa - Sold

## 4 Bedroom house / villa with 35m<sup>2</sup> garden for sale in Ciutadella, Menorca

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07760

<b>4</b>	<b>2</b>	<b>404m<sup>2</sup></b>	<b>187m<sup>2</sup></b>	<b>35m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	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

€1,785,000 House / Villa - Sold

## 4 Bedroom house / villa with 35m<sup>2</sup> garden for sale in Ciutadella, Menorca

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07760

<b>4</b>	<b>2</b>	<b>404m<sup>2</sup></b>	<b>187m<sup>2</sup></b>	<b>35m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden

### OVERVIEW

## Stately mansion with patio, several terraces and private garage for sale in the heart of the historic center of Ciutadella de Menorca.

Lucas Fox presents this stately mansion of 404 m<sup>2</sup> built on a 187 m<sup>2</sup> plot with a 35 m<sup>2</sup> patio, three terraces and a private garage on a pedestrian street in the historic center of Ciutadella.

The property is distributed over three floors plus a small basement. It is in a very good state of conservation and has the typical finishes of the houses and palaces of the historic center of the city, for example, an entrance hall with a stately staircase, ancient mosaics on the floors, high ceilings of sandstone and beams. wooden views. The house needs an update.

On the ground floor, we are greeted by a splendid entrance hall with a stately staircase that leads to the first floor. On the ground floor we find a living room, a large room currently used as an office that connects with the garage, another room and access to the 35 m<sup>2</sup> patio that also connects with the garage, a toilet, storage rooms and access to the basement.

On the first floor, we have a hall corridor around the impressive staircase that leads to the different noble rooms of the house. To the right, we enter a large living room with large windows and access to a small balcony that provides a lot of natural light to the room. From here, we go to a dining room with a boinder that, in turn, leads us through a corridor to the kitchen. This corridor connects with a staircase that comes from the garage and with another staircase that leads to a higher floor .

On the next floor, we find a multipurpose double room with the possibility of converting it into a ensuite bedroom or another living room. Following the stairs, we reach a 15 m<sup>2</sup> terrace with unobstructed views of the old town. Facing the main staircase, we have a living room that connects with a double bedroom with a dressing room and that in turn connects with the master suite with additional access from the corridor. Next we come to another secondary corridor where we find a single bedroom , a complete bathroom and a toilet.



[lucasfox.com/go/men42260](https://lucasfox.com/go/men42260)

Terrace, Garden, Private garage,  
Natural light, Mosaic tile flooring,  
High ceilings, Utility room, To renovate,  
Storage room, Fireplace, Exterior,  
Equipped Kitchen, Balcony

**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

€1,785,000 House / Villa - Sold

## 4 Bedroom house / villa with 35m<sup>2</sup> garden for sale in Ciutadella, Menorca

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07760

<b>4</b>	<b>2</b>	<b>404m<sup>2</sup></b>	<b>187m<sup>2</sup></b>	<b>35m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden

To the right of the corridor, some stairs take us to the upper floor with sloping ceilings where we have several multipurpose rooms with the possibility of converting them into several bedrooms with private bathroom. From this staircase we also access a small terrace.

On the ground floor and through the side street we access the garage of the property.

Without a doubt, a unique property to adapt it to the needs of the buyer. A small mansion in the nerve centre of the city with a private garage and patio.

Contact us for more information or to arrange a visit.

**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



€1,785,000 House / Villa - Sold

## 4 Bedroom house / villa with 35m<sup>2</sup> garden for sale in Ciutadella, Menorca

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07760

<b>4</b>	<b>2</b>	<b>404m<sup>2</sup></b>	<b>187m<sup>2</sup></b>	<b>35m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	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