

€1,900,000 House / Villa - For sale - Reduced Price

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

Spain » Menorca » Maó » 07703

4 Bedrooms    4 Bathrooms    237m<sup>2</sup> Floorplan    721m<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

## Villa for sale with views of the port of Maó and access to the jetty and mooring in Cala Partió, Maó

Lucas Fox presents this impeccable modern design villa of 237 m<sup>2</sup> on a 721 m<sup>2</sup> plot in Cala Partió, in the municipality of Maó, with access to the pier and mooring.

The 1960s property built by a Swedish architect was completely renovated in 2018 and is distributed into two quite independent spaces.

We climb some steps to the terrace to access the house. From here, there are direct views of the port of Maó and the beautiful swimming pool. The terrace itself welcomes us and serves as an entrance, which leads directly to the exterior living room with its pleasant sofa and large dining room table. This area is covered and surrounded by high-quality glass doors that, open or closed, let in abundant natural light and offer open views of the cove and the beautiful port of Maó.

Next, through the door, we reach the large kitchen fully equipped with high-end appliances and plenty of storage space. The kitchen is open to a former living-dining room space, now converted into an study with beautiful views of the terrace. From here, another door leads to the main bedroom with private bathroom and views of the greenery on the side of the house plot and another double bedroom overlooking the pool terrace with a full bathroom .

Further ahead and with independent access via an exterior staircase, is the first floor, where we have two other double bedrooms with private bathroom, very practical and private, perfect for visitors. One of these bedrooms has doors onto a nice terrace with beautiful views. Opposite, at the entrance of one of these suites, is a nice private roof terrace with water supply and excellent views around the entire house.

In the garage area we have facilities for water, electricity and a charging point for electric car . Inside there is an automatic car and a boat with a mooring just two minutes walk from the house that are included in the sale price. It is a very quiet cove with few neighbors.

A special feature of this house is that every corner is well used and a lot of storage space has been created with stylish wardrobes. In addition, all rooms are equipped with automatic mosquito nets, high-quality Hunter ceiling fans and oil heating with radiators in all rooms. In addition, it has bamboo wood floors in the main rooms, something very original.



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Waterfront, Sea views, Terrace, Swimming Pool, Garden, Private garage, Wooden flooring, Natural light, High ceilings, Parking, Well, Views, Utility room, Storage room, Security, Renovated, Panoramic view, Open kitchen, Interior, Heating, Fireplace, Exterior, Equipped Kitchen, Double glazing, City views, Chill out area, Boat dock, Balcony, Alarm

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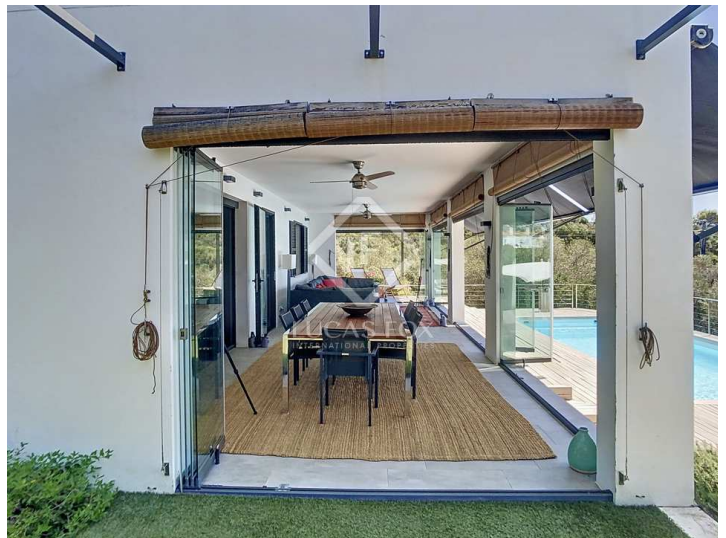
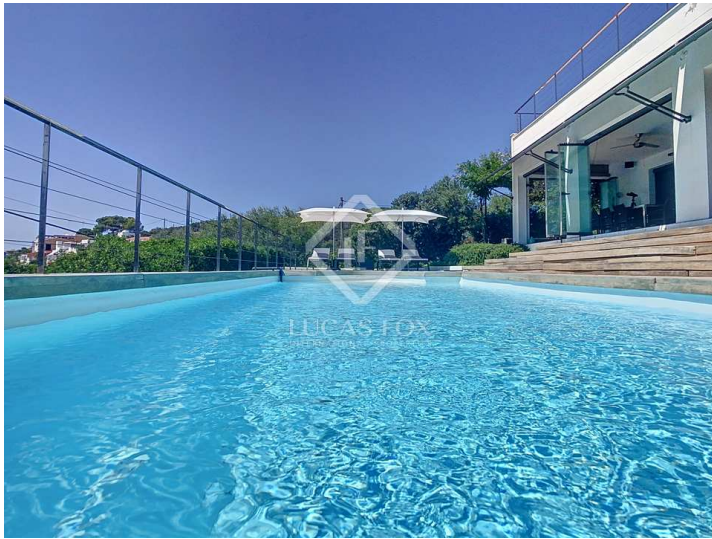
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A unique, elegant property with special details to live in all year round or spend time with family and/or friends. Contact us for more information or to arrange a visit.



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