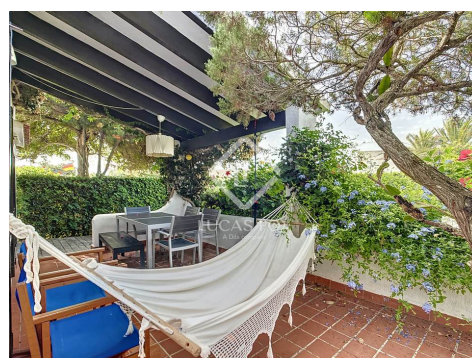
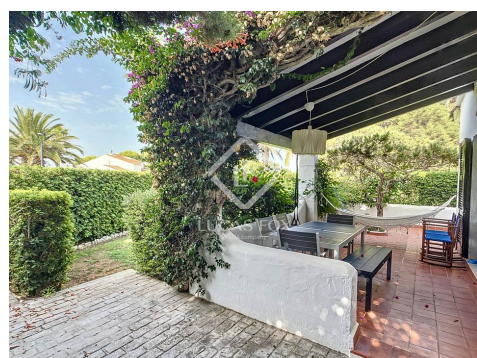


€425,000 House / Villa - Sold

## Excellent 3 Bedroom house / villa for sale in Ciutadella, Menorca

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07769

**3** Bedrooms  
**2** Bathrooms  
**85m<sup>2</sup>** Floorplan



**Contact us today for more information or to arrange a viewing**

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### OVERVIEW

## Detached villa with communal area for sale a few meters from the beach of Son Xoriguer, Ciutadella de Menorca.

Lucas Fox presents this independent Menorcan style villa of 85 m<sup>2</sup> with a communal area in Son Xoriguer, in the municipality of Ciutadella de Menorca.

The 71 m<sup>2</sup> villa distributed on the ground floor and facing south has an open kitchen, living-dining room with fireplace and access to a terrace with a covered porch surrounded by Mediterranean plants, two double bedrooms, one with a private bathroom, a single bedroom, another bathroom with laundry room, storage room and private garage of 14 m<sup>2</sup>. Through an exterior staircase we access a terrace with a solarium and sea views.

All bedrooms are exterior, with views of the garden and porch and have built-in wardrobes. There are hot/cold air conditioning splits in the living room and in the two double bedrooms, as well as fiber optic Wi-Fi throughout the house.

The house is surrounded by a garden and the villa has access to the complex's community garden which is located a few meters from the beach.

An ideal property to live 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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Terrace, Garden, Private garage,  
Natural light, Utility room, Open kitchen,  
Heating, Gated Community, Fireplace,  
Exterior, Equipped Kitchen,  
Built-in wardrobes, Air conditioning

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