

€319,000 House / Villa - Sold

## Excellent 3 Bedroom house / villa with 14m<sup>2</sup> terrace for sale in Ciutadella, Menorca

Spain » Menorca » Ciutadella de Menorca » 07760

<b>3</b>	<b>2</b>	<b>115m<sup>2</sup></b>	<b>35m<sup>2</sup></b>	<b>14m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



**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

## House on a pedestrian street with terrace/solarium for sale in the historic center of Ciutadella de Menorca.

Lucas Fox presents this charming house of 115 m<sup>2</sup> built and 9 m<sup>2</sup> of terrace/solarium in the heart of the historic center in the Sant Joan festival area of Ciutadella de Menorca.

The property renovated in 2021 is distributed over three floors. On the ground floor, we are greeted by a living room with a marble vault ceiling. From here we access the separate kitchen and a toilet and on the same floor, stairs lead us to the 35 m<sup>2</sup> lower ground floor with a barrel vault.

On the semi-floor we find a double bedroom with a private bathroom. Following the staircase we reach the first floor where we have a double bedroom or living room.

On the second floor we find another double bedroom with access to a small 5 m<sup>2</sup> terrace or utility room which in turn gives access to the roof terrace with a 9 m<sup>2</sup> terrace/solarium and views of the city.

The house has hot-cold air conditioning splits in two bedrooms.

An ideal house to live all year or spend a season for sale exclusively with Lucas Fox. Contact us for more information, or to arrange a visit.



[lucasfox.com/go/men44327](https://lucasfox.com/go/men44327)

Terrace, Natural light, Mosaic tile flooring,  
High ceilings, Heating, Equipped Kitchen,  
Double glazing, Air conditioning

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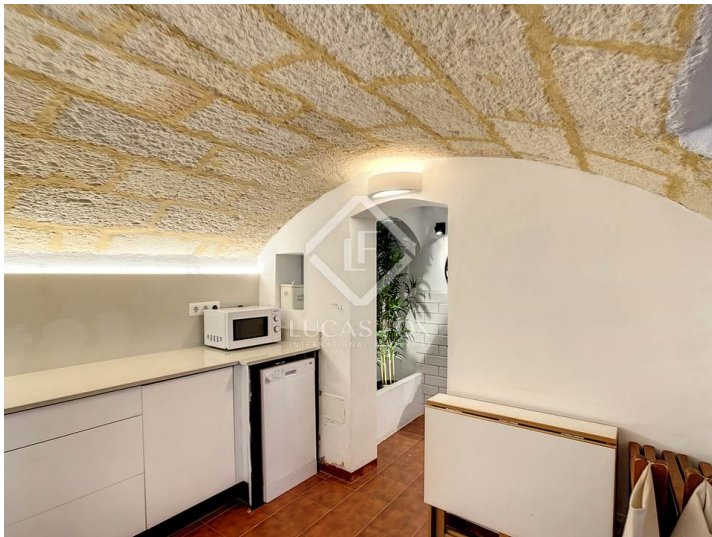


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