

€465,000 Country house - For sale

## 3 Bedroom country house for sale in Sant Lluís, Menorca

Spain » Menorca » Sant Lluís » 07710

<b>3</b>	<b>1</b>	<b>145m<sup>2</sup></b>	<b>628m<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 • lucasfox.com • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain

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### OVERVIEW

## Typical village house with garden and shared patio in the countryside for sale in a very quiet street on the outskirts of the town of Sant Lluís.

Lucas Fox presents for sale the first floor of this 145 m<sup>2</sup> rural house that shares a 628 m<sup>2</sup> plot with the ground floor , in a very quiet area of the town of Sant Luis.

The house is divided into two floors. Practically the entire property is located on the first floor .

From the main door and going up some stairs, we access the first floor where we find a entrance hall that leads us to a long lobby with six different doors that lead to different rooms: a living-dining room with fireplace, three large double bedrooms, a bathroom. bathroom with bathtub and the large fully equipped kitchen with access to the terrace and a separate toilet/ utility room with lots of privacy. Through this terrace, an exterior staircase takes us to a beautiful patio with pergola. This patio adjoins an additional plot , which could be used as a vegetable garden or to build a swimming pool.

On the ground floor with independent entrance we also find a garage with storage space.

A comfortable house in the nature of the Sant Luis countryside to live all year round or spend time with family and/or friends. Without a doubt a property on a characteristic road in the town of Sant Luis, where you can enjoy the tranquility just a few minutes from the lively town centre .

Contact us for more information or to arrange a visit.



[lucasfox.com/go/men44950](https://lucasfox.com/go/men44950)

Garden, Private garage, Natural light,  
Transport nearby, Storage room, Fireplace,  
Exterior, Equipped Kitchen

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