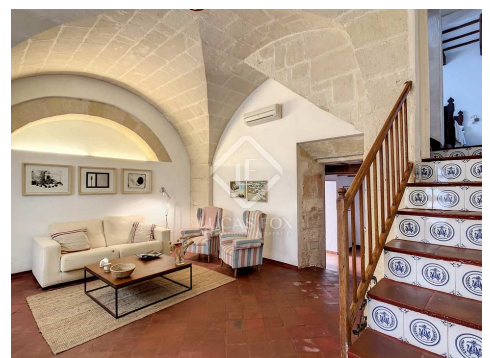
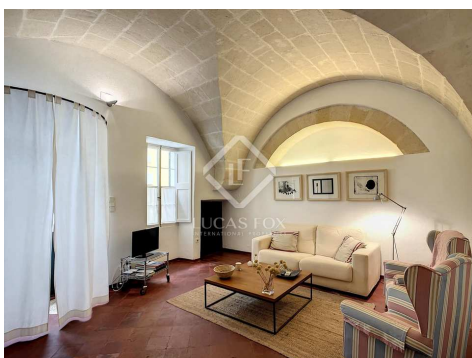


€565,000 House / Villa - For sale - New listing

## Excellent 3 Bedroom house / villa with 20m<sup>2</sup> terrace for sale in Ciutadella, Menorca

Spain » Menorca » Ciutadella de Menorca » 07760

**3** Bedrooms    **1** Bathrooms    **181m<sup>2</sup>** Floorplan    **62m<sup>2</sup>** Plot size    **20m<sup>2</sup>** Terrace



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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<b>3</b>	<b>1</b>	<b>181m<sup>2</sup></b>	<b>62m<sup>2</sup></b>	<b>20m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace

### OVERVIEW

### Typical Menorcan house for sale in a pedestrian street in the old town of Ciutadella de Menorca.

Lucas Fox presents this 181 m<sup>2</sup> house with an 8 m<sup>2</sup> patio and 12 m<sup>2</sup> of terraces on a pedestrian street in the old town of Ciutadella de Menorca.

The property is distributed over three floors plus the lower ground floor. The ground floor welcomes us with a spacious living room and an entrance hall with a magnificent vault and sandstone arches. From here, we access the dining room and the kitchen with a barrel vault and access to a small and charming patio. On this floor, we have a storage room under the stairs with the possibility of converting it into a toilet and a trapdoor with access to the 16 m<sup>2</sup> lower ground floor, also with a barrel vault and a cistern. Having enough space, it would be possible to extend the staircase to the basement to make it more accessible.

From the entrance, we find the staircase that takes us to the semi-floor where we find the main bedroom with a dressing room and access to a 6 m<sup>2</sup> terrace with a utility room. The dressing room connects with the utility room, so it would be possible to make a private bathroom and a built-in wardrobe in the bedroom. The staircase continues with another section that takes us straight to a full bathroom and to the left, to a living room. with a double bedroom .

From this room, a staircase leads us straight to the third double bedroom with access to a 6 m<sup>2</sup> terrace and to the left, to the attic large enough to be converted into a games room, or another ensuite bedroom.

The house is in perfect condition, since it was renovated by the current owners and preserves the typical elements of the houses in the old town of Ciutadella, such as marble vaults, wooden beams on the ceilings and old hydraulic floors, in addition to have air conditioning and heating splits in all rooms.

Without a doubt, an ideal house to live in all year round or spend time with family and/or friends. Contact us for more information or to arrange a visit.



[lucasfox.com/go/men45056](https://lucasfox.com/go/men45056)

Terrace, Natural light, Mosaic tile flooring,  
High ceilings, Utility room, Renovated,  
Heating, Exterior, Equipped Kitchen,  
Air conditioning

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