

€750,000 Country house - For sale - New listing

## 4 Bedroom country house for sale in Ciutadella, Menorca

Spain » Menorca » Ciutadella de Menorca » 07760

4 Bedrooms    2 Bathrooms    357m<sup>2</sup> Floorplan    1,800m<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

## Countryside house with guest apartment for sale very close to the urban centre of Ciutadella de Menorca.

Lucas Fox presents this 249 m<sup>2</sup> countryside house with a 70 m<sup>2</sup> guest apartment built and incorporated into the house on a 1,809 m<sup>2</sup> plot, in a very quiet area and just 1.5 kilometers from the urban centre of Ciutadella de Menorca.

The property is distributed on a single ground floor. We are welcomed by an impressive covered porch with a sandstone roof and exposed wooden beams. At the entrance, we have the immense living room with a wood-burning fireplace and high ceilings, also with a marés ceiling and exposed wooden beams. From the living room and going up a couple of steps we connect with a hall that takes us to a double bedroom and the main bedroom. From this hallway we reach another hall where we find a single bedroom currently used as an study, a full bathroom and at the end the kitchen- dining room.

From the living room and integrated into the house we access the guest apartment with a double bedroom, a bathroom and kitchen- dining room- living room with access to the covered porch.

Exterior we find a barbecue area, a large garden and wooded area, a growing area/ vegetable garden, a 51 m<sup>2</sup> swimming pool, a wooden shed and a 38 m<sup>2</sup> tool shed.

The house, although in good condition, needs updating. It has hot-cold splits in the living room and hall. It also has a certificate of occupancy, electricity and a community well.

An ideal property to live all year round in a quiet place or spend time with family and/or friends. Contact us for more information or to arrange a visit.



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Terrace, Garden, Natural light, High ceilings, Well, Storage room, Heating, Fireplace, Barbecue, Alarm, Air conditioning

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