

€1,825,000 House / Villa - For sale

## Excellent 4 Bedroom house / villa for sale in Ciutadella, Menorca

Spain » Menorca » Ciutadella de Menorca » 07760

<b>4</b>	<b>4</b>	<b>433m<sup>2</sup></b>	<b>500m<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

## Beautiful contemporary style villa with pool, barbecue and garage for sale in a very quiet area of Ciutadella de Menorca

Lucas Fox presents this fantastic contemporary style villa of 433 m<sup>2</sup> located on a 500 m<sup>2</sup> plot in one of the best residential areas of Ciutadella de Menorca and a few meters from the centre.

The property is distributed over three floors. At the entrance of the house, we find two beautiful porch areas, the pool and barbecue area.

The ground floor welcomes us with an impressive entrance hall- hall with a marble staircase. On the left, we access through sliding windows the spacious living-dining room with a wood-burning fireplace and access to a covered porch. To the right of the entrance hall and crossing the same type of sliding doors, but with beveled glass, we enter the spacious kitchen- dining room with a Catalan vaulting ceiling and access to a covered porch, next to the barbecue, to enjoy wonderful evenings with the family. and/or friends. At the access from the kitchen, we have the utility room and the clothesline area. From the entrance hall we access a hall where we find a double bedroom with a built-in wardrobe, a bathroom and the main bedroom with a dressing room and a private bathroom.

Climbing the beautiful marble staircase, we reach the first floor where we have a living room with access to a terrace, a small hall with access to two double bedrooms with built-in wardrobes and also access to a terrace, and a bathroom.

From the entrance hall, we go down to the lower ground floor where we have an impressive 155 m<sup>2</sup> garage with rooms for different uses, such as a gym, storage rooms, kitchen- dining room room with a Catalan vaulting ceiling for celebrations and views of the interior of the pool. Additionally, this floor has an exterior bathroom to serve the pool area.

Exterior we find a beautiful fully paved entrance area with a 23.70 m<sup>2</sup> swimming pool, two covered porches, barbecue area and garden area.

The house was built with high quality materials. It has underfloor heating, Daikin air conditioning and heat pump splits, solid teak interior carpentry on doors and built-in wardrobes, double-glazed Climalit exterior carpentry, exterior and interior thermal insulation, LED lights and a perimeter insulation pit.



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Terrace, Swimming Pool, Garden,  
Private garage, Natural light,  
Underfloor heating, Walk-in wardrobe,  
Utility room, Storage room, Fireplace,  
Exterior, Equipped Kitchen, Double glazing,  
Barbecue, Alarm, Air conditioning

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Without a doubt, an ideal property in impeccable condition 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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