

€595,000 Country house - For sale - Reserved

## Excellent 3 Bedroom country house for sale in Ciutadella, Menorca

Spain » Menorca » Ciutadella de Menorca » 07760

<b>3</b>	<b>2</b>	<b>165m<sup>2</sup></b>	<b>3,500m<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

## Great rural house with pool and garage for sale 1 kilometer from the urban centre of Ciutadella de Menorca.

Lucas Fox presents this beautiful rural house of 165 m<sup>2</sup> built plus another 149 m<sup>2</sup> in other buildings on a plot of 3,500 m<sup>2</sup> 1 kilometer from the urban centre of Ciutadella de Menorca.

The main property is all distributed on a ground floor. At the entrance, we are welcomed by a beautiful porch with a sandstone roof and exposed wooden beams that gives access to the living-dining room with a wood-burning fireplace and also with exposed wooden beams. This area connects with a modern open kitchen separated by an island. Adjacent to the kitchen, we find a room used as a dining room or living room, also with a wood-burning fireplace. From here, we access the barbecue area equipped with a kitchen, grill and dining area with access to the garden. The house has a double bedroom with a small dressing room and private bathroom, another double bedroom and a bathroom with access to a back porch with a sandstone roof and exposed white beams where the vegetable garden area and fruit trees are located.

The house is very well preserved and completely insulated both inside and exterior. It has hot-cold air conditioning by splits and aluminum exterior enclosure with double glazing.

Exterior, we have a swimming pool surrounded by a paved area, an exterior barbecue area, a garage for two cars, stables, chicken coop, storage room/warehouse, vegetable garden and an extensive garden area with 60 fruit trees. A haven of peace to isolate yourself and live very peacefully in the countryside of Menorca.

La Finca has electricity, fiber optics, automatic drip irrigation and water from a community well.

Without a doubt, an ideal property to live in all year round due to its proximity to the urban center of the city or to spend time with family and/or friends. Contact us for more information or to arrange a visit.



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Terrace, Swimming Pool, Private garage,  
Natural light, Storage room, Heating,  
Equipped Kitchen, Double glazing,  
Barbecue, Air conditioning

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