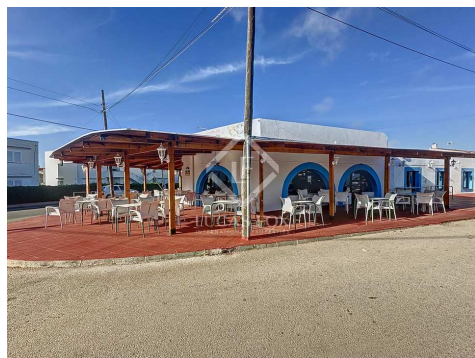


€2,800,000 House / Villa - For sale

## 3 Bedroom house / villa with 246m<sup>2</sup> garden for sale in Alaior, Menorca

Spain » Menorca » Alaior » 07730

<b>3</b>	<b>2</b>	<b>1,315m<sup>2</sup></b>	<b>245m<sup>2</sup></b>	<b>246m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Terrace	Garden



Contact us today for more information or to arrange a viewing

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### OVERVIEW

## Restaurant complex with pool and independent villa with direct access to the restaurant for sale in Cala'n Porter, Alaior.

Lucas Fox presents for sale a famous traditional Menorcan restaurant with family-friendly cuisine located in the Cala'n Porter development, in the municipality of Alaior.

We find an active business that works all year round with regular clients during the winter and tourists during the summer season. The restaurant's great attraction in summer is the gigantic pool with its enormous terrace with green spaces with free access for all customers. The pool area has a barbecue, tents, sun loungers, table football, showers and changing rooms.

From the pool, you can directly access the restaurant, which consists of three large separate rooms with capacity for 110 guests and two bathrooms. The bar counter is located right in the middle of the three rooms, so that it is easily access to waiters and customers. The interior is very bright and has good ventilation, thanks to the large arch-shaped windows that we can find along the entire façade. As one of the rooms has a large fireplace, in winter it is ideal for hosting family gatherings or board game tournaments.

The kitchen is spacious and perfectly equipped, with a cold room and two storage rooms.

It also has a large covered terrace along the entire perimeter of the sidewalk, ideal for having a drink during the summer in the sun where up to 97 seats can be occupied for lunch and dinner. You can also celebrate events such as weddings, birthdays or concerts, since loud music is allowed until 12:00 at night, so it is also a great attraction for tourists.

From the back of the restaurant, we can access the attached private villa with garden and garage.



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Swimming Pool, Natural light,  
Storage room, Fireplace, Exterior,  
Chill out area, Barbecue

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The property from the 70s currently maintains the same period style and recalls the design of the same restaurant. Here we find a small porch that leads to a large living-dining room with a closed terrace transformed into a chill-out area. It is a very pleasant room due to its luminosity and its south orientation that allows it to receive light throughout the day. Returning to the hallway we can see the fully equipped kitchen in good condition, with a utility room area and access to the garage. On this floor we also find three double bedrooms, a full bathroom and a toilet.

The garden is spacious and has the possibility of growing the vegetable garden for bar customers or for your own use.

Without a doubt, an investment opportunity to settle comfortably in Menorca, having property adjacent to the business and leisure area. Contact us for more information or to arrange a visit.

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