

€995,000 House / Villa - For sale

## Excellent 4 Bedroom house / villa with 40m<sup>2</sup> terrace for sale in Maó, Menorca

Spain » Menorca » Maó » 07701

**4** Bedrooms    **3** Bathrooms    **231m<sup>2</sup>** Floorplan    **40m<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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### OVERVIEW

## Renovated house with views of the port of Maó for sale with easy access to the historic centre and the piers and moorings in Maó.

Lucas Fox presents this modern design house of 230 m<sup>2</sup> on a 103 m<sup>2</sup> plot with a 40 m<sup>2</sup> terrace in the port of Maó with access to the pier and moorings.

The entrance is at the height of the seafront promenade of the port of Maó. The entrance staircase leads us to the main house. Another door in this hallway leads us to a large space that can serve as a premises, office or workshop on the ground floor.

The property is distributed in two floors. On the first floor we are welcomed by a entrance hall that leads to the living-dining room with direct views of the largest natural port in the Mediterranean and the open kitchen, fully equipped, with views of the living-dining room and plenty of natural light through the large windows. From an open hall we have access to a bedroom with large closets, natural light and a full bathroom .

On the second floor, we find the night area where we have the main bedroom with ample closet space and sliding doors that open to the large terrace of approximately 40 m<sup>2</sup> with spectacular views of the port of Maó. The full bathroom on this floor is shared with the other double bedroom , also with large closets.

On a semi-floor, you have access to a covered area, a patio behind the house with views of the city wall. Here we find a large utility room with a storage room, a boiler room and a storage space for heating oil.

The house has quality finishes after a renovation in 2008 with very elegant details and double-glazed windows. It also has heating and hot-cold splits in all rooms.

Returning to the entrance of the house, we find on this ground floor an study, a kitchen, a bedroom, a bathroom and a work area, as a workshop, where many tools are currently stored and you can see how the space could be used with its independent entrance from the street through a glass door.

A unique, elegant property , with special details to live in 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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Sea views, Terrace, Natural light, Marble flooring, Views, Utility room, Transport nearby, Storage room, Renovated, Panoramic view, Open kitchen, Interior, Heating, Exterior, Equipped Kitchen, Double glazing, City views, Air conditioning

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