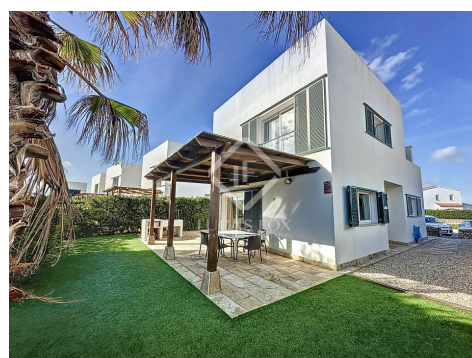
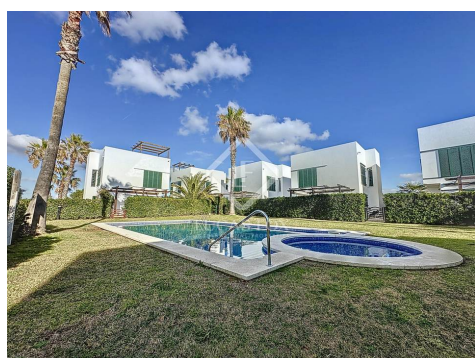
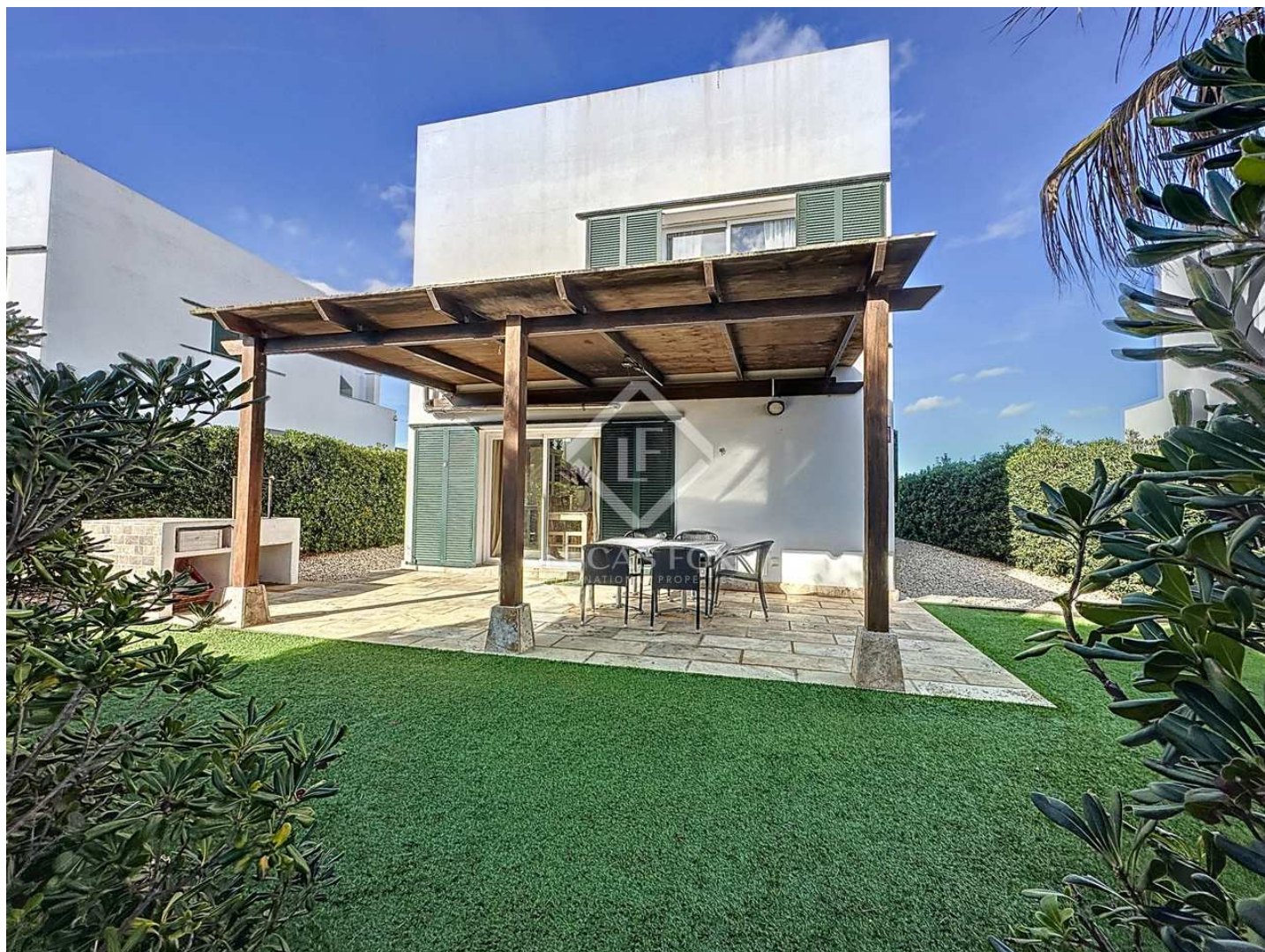


€530,000 House / Villa - For sale

4 Bedroom house / villa with 73m² terrace for sale in Mercadal, Balearic Islands

Spain » Balearic Islands » Menorca » Es Mercadal » 07740

4	2	134m²	400m²	73m²
Bedrooms	Bathrooms	Floorplan	Plot size	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

Private 2-storey villa with garden, barbecue and solarium with sea views for sale in Punta Grossa, a few minutes walk from the beautiful Arenal d'en Castell beach, Es Mercadal.

Lucas Fox presents this beautiful 134 m² villa on two floors with a 400 m² private garden and solarium with 360° views, located in the Punta Grossa development just a few minutes walk from the beautiful Arenal d'en Castell beach. The property has the advantage of being quite far from the group of villas in the complex, making it one of the quietest.

As soon as you enter La Finca, you can see the care with which the garden has just been renovated. The floor is made of white stones with a path of Barcelona marble and artificial grass of the highest quality.

The porch faces south, so it receives direct sunlight throughout the day and, above all, it is protected from the north wind, the famous Tramuntana. In this exterior part of the house, you can live all year round: you can celebrate meals, barbecues or simply enjoy a quiet reading in the sunlight. There are hardly any neighbors who pass in front of the property.

Upon crossing the porch, we access the interior, the living-dining room, with a very large space with a dining area. It is very bright, also thanks to the southerly aspect and the large windows that face directly exterior. On the ground floor we find the first double bedroom with a private bathroom and a fully equipped high-quality kitchen.

If we go up to the first floor via the marble stairs, we see large sliding windows that access to the north-facing terrace. We also find three other bedrooms: one double with large windows with views; a single one with a bunk bed and large windows with views; and a third single bedroom with a north-facing window overlooking the exterior terrace. These bedrooms share a large, high-quality bathroom with a bathtub.

If we go exterior through the terrace, white stairs lead us to the solarium, which has the same size as the lower floors and has impressive views. In the distance we can see the Favari lighthouse, the sea and the nearby beaches. The thermally insulated roof is freshly painted.



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Sea views, Terrace, Swimming Pool, Garden, Natural light, Views, Storage room, Panoramic view, Heating, Exterior, City views, Chill out area, Barbecue, Balcony

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The house has air conditioning installation (splits not included) and a pellet stove.

A few meters from the property we find the community pool and well-kept green areas with wonderful palm trees.

It is a dream villa 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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