

€1,450,000 House / Villa - For sale

## 4 Bedroom house / villa for sale in Ciutadella, Balearic Islands

Spain » Balearic Islands » Menorca » Ciutadella de Menorca » 07769

<b>4</b>	<b>4</b>	<b>289m<sup>2</sup></b>	<b>1,000m<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](mailto:menorca@lucasfox.es) • [lucasfox.com](http://lucasfox.com) • C. Roser, No. 13, Bajos, Ciutadella de Menorca, Spain



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### OVERVIEW

## Ground floor villa with garden, pool and a splendid patio with barbecue for sale in Sa Caleta, Ciutadella de Menorca.

Lucas Fox presents this wonderful 289 m<sup>2</sup> villa built on a 1,000 m<sup>2</sup> plot in the prestigious development of Sa Caleta just a few minutes from the centre of Ciutadella de Menorca.

The property is distributed on the ground floor and lower ground floor. At the entrance, we find a hall that leads us on one side to the large kitchen diner with utility room and access to a porch with a covered terrace. From both the hall and the kitchen, we access the living room. This has an exterior access to the same covered porch-terrace on one side and to the patio with a large barbecue area, a children's play area and next to the pool with a garden area. On the other side of the hall, a hallway leads to two double bedrooms with dressing room and the main bedroom with dressing room and private bathroom; all exterior and with access to the patio-garden.

Via a comfortable staircase, we reach the lower ground floor where we find a large bedroom/ study with a large window that provides a lot of natural light to the room, a bathroom with a shower and the garage with a small storage room.

Exterior we have a large garden, with a large patio area with a barbecue and a bathroom with a shower, a children's play area and a 48 m<sup>2</sup> pool.

The property has good finishes, aluminum carpentry with double glazing, underfloor heating on the ground floor and hot-cold split air conditioning in the living room and main bedroom, as well as oil heating with a radiator in the bedroom. of the lower ground floor, bathroom and solar panels. In addition, the property has its own well within the plot.

Without a doubt, an ideal property to live in all year round, due to the comfort of its layout on a ground floor, as well as the possibility of spending time with family and friends as it is very close to the Sa Caleta beach and the centre. from the city.

Contact us for more information or to arrange a visit.



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Terrace, Swimming Pool, Garden,  
Private garage, Natural light,  
Underfloor heating, Parking,  
Walk-in wardrobe, Utility room,  
Tourist License, Storage room, Solar panels,  
Heating, Exterior, Equipped Kitchen,  
Double glazing, Barbecue, Air conditioning

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